MAIDSTONE BOROUGH COUNCIL

Appendix 1

AUTHORITY MONITORING REPORT

Date: 2018-2019

MAIDSTONE
Borough Council

Contents

1. Introduction

1.1 The Authority Monitoring Report (AMR) for Maidstone provides a framework with which to monitor and review the effectiveness of Local Plan policies that address local issues for the monitoring period 1st April 2018 to 31st March 2019. The AMR should also assess whether policies and related targets or "milestones" set out in the Council's Local Development Scheme have been met, or whether progress has been made in meeting them. Where targets are not being met or are not on track to be achieved, the AMR must set out the reasons why and the appropriate action to be taken.

1.2 The AMR includes a brief profile of Maidstone Borough (section 2). It reviews the progress of the Maidstone Development Plan (section 3) against the timetable for plan making set out in the Local Development Scheme, i.e. for the preparation of the Local Plan Review. The report includes updates on neighbourhood development plans, the Council's community infrastructure levy, and the 'duty to cooperate' requirement for continued collaboration with partners over strategic cross-boundary issues. The performance of local plan policies (section 4) is monitored in accordance with the monitoring indicators of the Maidstone Local Plan 2017 and Sustainability Appraisal Statement 2017. This is a corporate document with input from a range of Council departments. The report often includes a series of data so that changes over time can be understood. Appendix 1 contains tables and maps illustrating the borough's heritage and environment assets and constraints, Appendix 2 shows progress under the Council's duty to cooperate, and Appendix 3 sets out a glossary of terms to assist the reader.

1.3 The key points highlighted in the AMR 2019 include:

- Continued delivery of housing allocations and meeting the housing need, which is demonstrated through a 6.3 years' worth of housing land supply
- Over 50% of completed dwellings were completed on previously developed land.
- There has been a sustained low delivery of self-build plots
- The delivery of affordable housing is on target and does not significantly deviate from the indicative policy target.
- Continued delivery of employment allocations and the delivery of allocations without planning permission will be reviewed as part of the Local Plan Review.
- At the 1st April 2019 the Council can demonstrate a 7.7 years' worth of deliverable planning gypsy and traveller pitches. The delivery of pitches is currently ahead of target.
- All critical and essential projects remain on track to be delivered within the time frames identified in the Infrastructure Delivery Plan (IDP).

- Improved access to key services in rural service centres and larger villages.
- Between 2016/17 and 2017/18 there has been an increase in the percentage of adults who walk as their mode of travel at least three days per week.
- In line with the Local Development Scheme (LDS) a Call for Sites exercise (request for information about sites which could be developed in the future) was undertaken between February and May 2019.
- Since the last AMR was published the Council has made (adopted) the Loose Neighbourhood Plan on 25th September.

2. Maidstone Profile

2.1 Maidstone Borough has a population of 169,980 (ONS, June 2018) and a dwelling stock of 70,990 as at 31st March 2018 (KCC Housing Stock 2018 update). Maidstone is the county town of Kent and is an important administrative centre, strategically located between the Channel Tunnel and London with good road and rail links. The urban area, located to the north-west of the borough, has a strong commercial and retail town centre. Maidstone has an extensive rural hinterland, which is characterised by an abundance of villages and hamlets.

2.2 The borough benefits from a range of designated heritage assets, and its rural hinterland is of high landscape and environmental quality, much of which is protected by national and local designations. Parts of the borough located adjacent to its rivers lie within a floodplain. These assets and constraints are illustrated in Appendix 1.

2.3 Between mid-2017 and mid-2018 there has been an increase of 1.3% in Maidstone's population. There has been no change in the split between male and female since 2017 (49% male and 51% female). The two largest age groups in 2018 were 45-49 and 50-54 and accounted for 14% of the total population.

2.4 Between 2017 and 2018, house prices in Maidstone have continued to increase. There has been an increase of 5.1%, which is greater than the Kent average. Semi-detached dwellings account for the highest increase in price whilst flats/maisonettes have seen the smallest increase in price. There has also been a decrease in the number of house sales in the Borough of 14%, which is also reflected in the Kent average. The house price to earnings ratio has increased from 10.30 in 2017, to 11.20 in 2018.

2.5 The key monitoring indicators of the AMR (section 4) provide additional context, revealing further characteristics of the borough.

3. Development Plan Progress

3.1 The Maidstone Development Plan currently comprises the Maidstone Borough-wide Local Plan (2017) and its Policies Map, the Kent Minerals and Waste Local Plan (2016), and a number of Neighbourhood Development Plans (2016-2019) (Figure 3.1 below). The Development Plan must conform to national policies and guidance, and is supported by a number of process documents, including the AMR. Development Plan Documents are available to view and download from the Council's website.

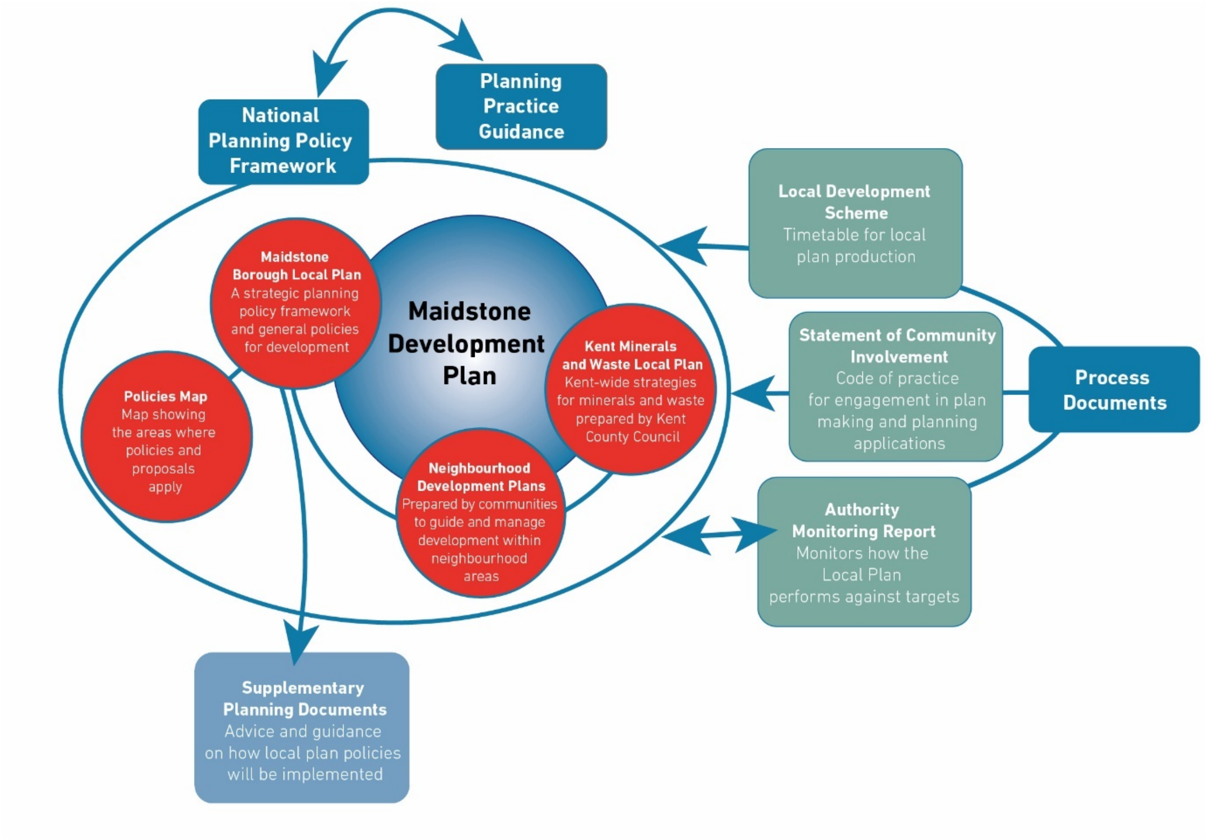


Figure 3.1: plan making diagram (Source: MBC 2018)

Local Development Scheme: Local Plan Review

3.2 The Local Development Scheme (LDS) is a 5-year project plan that sets out the timetable for the delivery of the Council's development plan documents, including the Local Plan. The Maidstone Local Development Scheme was adopted by the Council in July 2018, and covers the period January 2018 to December 2022. The Council has a duty to review its Local Plan every five years and, following adoption of the Maidstone Borough Local Plan in 2017, the LDS outlines the delivery programme for the Local Plan Review (LPR). The table below reproduces this programme. Further details about the consultation, examination and adoption processes for local plans are included in the Maidstone Statement of Community Involvement 2018.

Regulation	Stage of LPR Production	Target	Target met
18	Scoping/Options consultation	July/August 2019	Yes
18	Preferred Approaches Consultation	February/March 2020	-
19	Consultation	October to December 2020	-
22	Submission	March 2021	-
24	Hearing Sessions	July to September 2021	-
	Plan and Associated Documents to Full Council	April 2022	-

Table 3.1: Stages of Local Plan Review Production (Source: MBC 2019)

3.3 The Council completed a Call for Sites exercise whereby people could submit information about land and sites which could potentially be developed in the future. The Call for Sites was open between 28th February and 24th May 2019 and approximately 330 site submissions were received. The LDS timetable states that Regulation 18 – scoping/options consultation will take place between July and August 2019. The consultation was extended to September to accommodate the summer holiday period, running from 19th July to 30th September 2019. Approximately 500 representations were received, and the representations will be assessed prior to the next stage of consultation.

Neighbourhood Plans

3.4 Neighbourhood development plans, also known as neighbourhood plans, are prepared by Parish Councils or designated Neighbourhood Forums for their areas. Their production is subject to a legislative process, similar to that for local plans, and a local referendum. Following a successful referendum, a neighbourhood plan becomes part of the Maidstone Development Plan, before being formally 'made' (adopted) by the Council. Further details regarding the neighbourhood planning process and the Council's role in the preparation of neighbourhood plans are set out in the Maidstone Statement of Community Involvement 2018.

3.5 Neighbourhood planning is very active in Maidstone borough, which has a total of 16 designated neighbourhood areas: 15 submitted by parish councils and one by the North Loose Neighbourhood Forum. There are three made (adopted) plans that form part of the Maidstone Development Plan: Staplehurst 2016, North Loose 2016, and Loose which was made in September 2019. Marden completed the examination stage for its plan in September 2019 and is expected to move to referendum shortly. Neighbourhood plans are subject to two rounds of public consultation, and the first consultation stage has been completed by Boughton Monchelsea (June 2019), Lenham (November 2018) and Otham (September 2019). Plans for Sutton Valence, Tovil and Yalding are in the early stages of preparation.

3.6 Neighbourhood plans and their production stages are regularly updated on the Council's website.

Community Infrastructure Levy

3.7 The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule in October 2017, and it took effect from 1 October 2018. The CIL Charging Schedule was approved by the Council, together with a list of the types of infrastructure to be funded in whole or part by CIL (known as the Regulation 123 List). The primary purpose of the Council's Infrastructure Delivery Plan (IDP) is to identify the infrastructure schemes considered necessary to support the development proposed in the adopted Local Plan, and to outline how and when these will be delivered. The Council has committed to an annual review of the IDP.

Duty to Cooperate

3.8 The 'duty to cooperate' places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis with certain organisations, in order to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters. It is not a duty to agree, but every effort should be made to resolve any outstanding strategic cross boundary matters before local plans are submitted for examination. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their local plans.

3.9 Appendix 2 provides information on how the Council has engaged with other authorities during the monitoring year.

Supplementary Planning Documents

3.10 Supplementary Planning Documents (SPD) provide further detail to a policy or group of policies set out in a local plan. Although SPDs are not part of the Development Plan, once adopted, they are a material consideration in development decisions and should be considered alongside the policies in the Local Plan. An SPD is governed by regulations that require public consultation, but they are not subject to examination.

3.11 The adopted Maidstone Borough Local Plan includes a commitment to produce an Affordable and Local Needs Housing SPD. Its anticipated purpose is to provide advice on how the Council's Local Plan housing policies are to be implemented. This includes guidance on the range of approaches, standards and mechanisms required to deliver a range of housing to meet identified needs. The SPD is intended to facilitate negotiations and provide certainty for landowners, lenders, housebuilders and Registered Providers regarding the Council's expectations for affordable and local needs housing provision in specific schemes.

3.12 Public consultation on the Affordable and Local Needs Housing SPD commenced on 7 October 2019, and closed on 18 November 2019. Following consideration of the representations made on the document, it is intended that the SPD will be appropriately amended and adopted by the Council.

4. Local Plan Performance: Maidstone Borough Local Plan – Monitoring Indicators

4.1 Key monitoring indicators (KMI) enable the Council to understand the progress being made towards its local plan objectives and targets. The KMIs focus on the quantitative and qualitative delivery of homes and economic development, including supporting infrastructure, provision of recreational open space, and the protection and enhancement of the built and natural environment. The indicators are carried forward from the adopted Maidstone Borough Local Plan (October 2017) and the Sustainability Appraisal Statement (August 2017).

General/Whole Plan

Indicator M1: Number and nature of departures from the Local Plan granted consent per year

4.2 There is no specific target for the indicator. But during the reporting year there were only two departures from the Local Plan. The details of the applications and the nature of the departure are outlined below:

- 18/505491/FULL, High Winds Gallants Lane – proposals do not accord with Policy H1(54) of the Local Plan
- 18/502683/FULL, Lyewood Farm Green Lane – residential development within the countryside

Indicator M2: Appeals lost against Local Plan policy per year

4.3 There is no specific target for this indicator. Between 2017/18 and 2018/19 there has been a decline in the number of appeals lodged against the Council's planning decisions (18% reduction) (Table 4.1). In total 9% of appeals were withdrawn, a rise of 3% from the previous year. In 29% of cases where an appeal was withdrawn it was due to another application gaining permission. There has been a rise in the number of appeals allowed since 2017/18 from 23% of the total appeals, to 36% of the total appeals lodged. The main reasons given by the planning inspectors were because of disagreements with the Council's planning decisions on character and landscape matters.

	2017/2018	2018/2019
Allowed	22	28
Dismissed	64	42
Withdrawn	6	7
Disqualified	3	
Part allowed/part		1

dismissed		
Total	95	78

Table 4.1: Planning appeal decisions (Source: MBC 2019)

Indicator M3: Successful delivery of the schemes in the Infrastructure Delivery Plan

4.4 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all infrastructure projects listed in the IDP. For the reporting year, all critical and essential projects except HTNW4b[1] remain on track to be delivered within the time frames identified in the IDP. As reported in the January 2019 report to the Maidstone Joint Transportation Board[2], the proposal did not deliver the required capacity benefits and did not demonstrate good value for money which was required for the approval of a submitted business case. The delivery of planned development has not been affected by the non-delivery of infrastructure.

4.5 An annual review and update of the projects in the IDP commenced in December 2018; the outcomes of which will feed into the 2019 IDP. This will be reported on in next year's AMR.

Housing

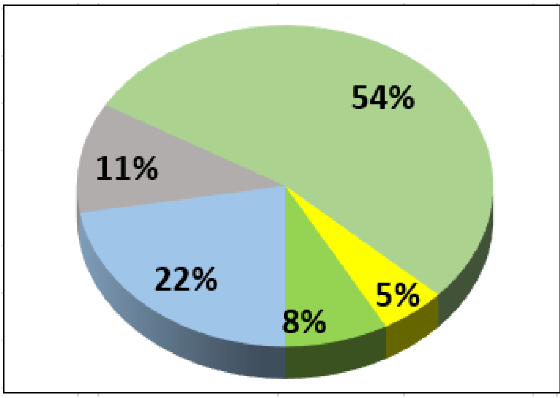
Indicator M4: Progress on allocated housing sites per annum

4.6 Sites allocated in the Local Plan 2017 have continued to make excellent progress in gaining planning permissions over the plan period to 2031 (Figure 4.1).

---

[1] HTNW4b is included in the IDP and the scheme is for capacity improvements at the junction of Fountain Lane and A26

[2] https://meetings.maidstone.gov.uk/documents/s64253/Maidstone%20Integrated%20Transport%20Package%20MITP.pdf



		Dwellings
	Completed	1,921
	Under construction	957
	Granted awaiting commencement	4,604
	Application submitted	440
	Application awaited	692
	Total	**8,614**

Figure 4.1: Progress on allocated housing sites (Source: MBC 2019)

Indicator M5: Predicted housing delivery in the next 5 years

4.7 Since 2011, the base date of the Maidstone Borough Local Plan, a total of 6,437 dwellings have been completed which represents a shortfall of 627 against the eight year target of 7,064 dwellings. This shortfall will be delivered over the next seven years 2020 to 2027. This is in accordance with the hybrid method proposed to address the backlog over a 10 year period which was endorsed by the inspector at the Local Plan examination. In respect of the Council’s five year land supply Table 4.2 demonstrates a surplus of 1,361 dwellings above the target of 5,108. This represents 6.3 years' worth of housing land supply at the base date for calculations of 1 April 2019.

	5 - year housing land supply - 'Maidstone Hybrid' method	**Dwellings (net)**	**Dwellings (net)**
1	Objectively Assessed Need (OAN) 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.19 (883 x 8 years)	7,064	
4	Minus completed dwellings 01.04.11 to 31.03.19	6,437	
5	Shortfall against target 01.04.11 to 31.03.19	627	
6	Annual delivery of shortfall 627/7 years (Maidstone Hybrid)	90	
7	Five-year delivery target 01.04.19 to 31.03.24 (883x5)	4,415	
8	Plus shortfall against OAN 90x5 years	450	
9	5% buffer (Housing Delivery Test @ November 2018 112%)	243	

10	Total five year housing land target at 01.04.19		5,108
11	Five-year land supply at 01.04.19		6,469
12	Surplus		1,361
13	**No. years' worth of housing land supply (5,108/5 =1,022; 6,469/1,022 = 6.3)**		**6.3**

Table 4.2: 5 year housing land supply at 1st April 2019 (Source: MBC 2019)

Indicator M6: Housing trajectory: Predicted housing delivery in the next 15 years

4.8 Table 4.3 breaks down the various elements of the Council's housing land supply and demonstrates a surplus of 1,378 dwellings. Figure 4.2 illustrates how the target is delivered over the 20-year housing trajectory between 2011 and 2031. The trajectory shows that the Council has a healthy housing land supply. It is important to note that the surplus of 1,378 is against current annual requirement of 883 dwellings and the housing target for the Borough will increase. New housing targets will be considered through the Local Plan Review (LPR) which will set out the strategy for meeting new targets and allocate additional land to meet the need. The LPR has a target adoption date of 2022, this is when the new targets will apply. The use of the hybrid method was approved by the Inspector and the trajectory shows that past shortfall will be met by 2020/21. There are no concerns at present and the Council will address new targets through the Local Plan Review.

		Dwellings (net)	**Dwellings (net)**
1	Local Plan housing target		17,660
2	Completed dwellings 1 April 2011 to 31 March 2019	6,437	
3	Extant planning permissions as at 1 April 2019 (including a 5% non-implementation discount)	7,350	
4	Local Plan allocated sites (balance of Local Plan allocations not included in line 3 above)	1,132	
5	Local Plan broad locations for future housing development	2,337	
6	Windfall sites contribution	1,782	
7	Total housing land supply		19,038

8	Housing land supply surplus 2011/2031		1,378

Table 4.3: 20 year housing land supply 1 April 2011 to 31 March 2031 (Source: MBC 2019)

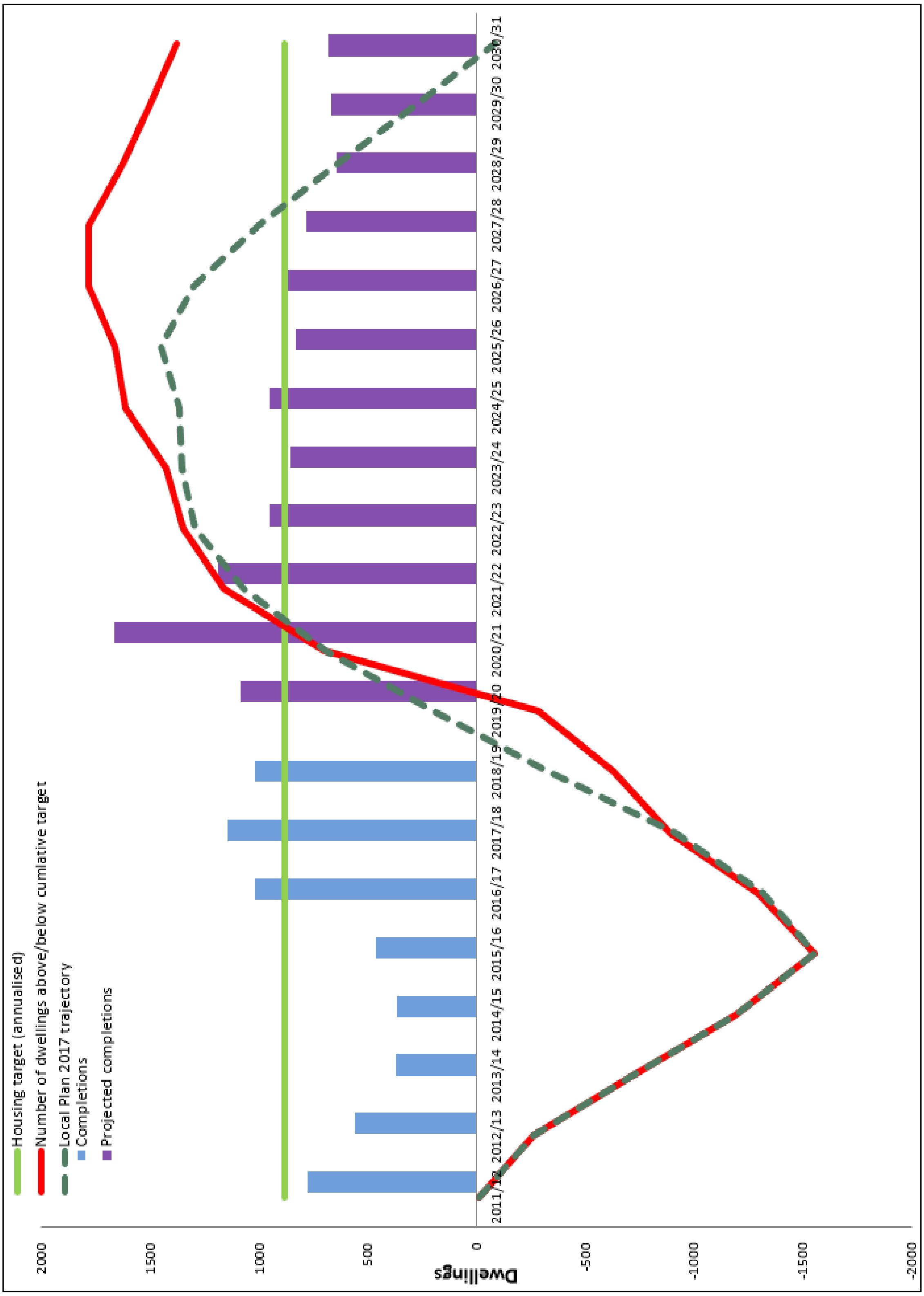


Figure 4.2: Housing Trajectory 2011/31 (Source: MBC 2019)

Indicator M7: Windfalls: delivery of housing on identified sites

4.9 The Housing Topic Paper 2016 sets out the methodology used to calculate the windfall allowance, justifying the criteria for excluding certain sites from calculations and the discount rates applied. Table 4.4 lists the dwellings completed on large and small windfall sites between 2008/09 and 2018/19, using the 2018 NPPF definition of a windfall site (historical pre-2018 data has been updated to reflect the new NPPF definition) and applying the Topic Paper methodology. The result is a significant increase in the completion rates on small sites to 111 per annum, averaged over 11 years, and a continued steady completion rate for large sites at 174 per annum averaged over 11 years. The revised windfall figure was applied at 1 April 2019 to give an allowance of 1,782 dwellings against the Local Plan housing target of 17,660 dwellings (10%).

Year	Small	Large	Total
2008/09	89	54	143
2009/10	85	265	350
2010/11	73	214	287
2011/12	115	177	292
2012/13	118	183	301
2013/14	103	137	240
2014/15	61	86	147
2015/16	126	140	266
2016/17	130	304	434
2017/18	146	213	359
2018/19	178	145	323
Total	**1224**	**1918**	**3142**
Average over 11 years	**111**	**174**	**286**

Table 4.4: Completed windfall dwellings 2018/19 (Source: MBC 2019)

Indicator M8: Prior notification office to residential conversions in the town centre

4.10 The Local Plan housing trajectory sets out a Town Centre broad location for 350 dwellings from the conversion of identified poor office stock to residential dwellings. In the monitoring year 2018/19 there was one application permitted on the identified poor office stock, this application totalled 12 dwellings. To date, 231 dwellings out of the 350 dwellings have been approved under permitted development rights (66% of target).

4.11 See M18 for details on the loss of office space as a result of conversions.

Indicator M9: Number of entries on the self-build register and number of plots for self-build consented per annum

4.12 The Council is required under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) to keep a register of individuals and associations who are seeking serviced plots of land for self-build and custom housebuilding. In addition, the Council has a duty to grant planning permission, meaning it must grant permission for enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding. The demand is the number of entries added to the register during a base period. Each base period runs from 31 October to 30 October the following year. At the end of each base period, the Council has 3 years in which to granted permission to meet demand for that base period. In total over the three base periods 293 individuals and 3 associations have been registered (Table 4.5).

4.13 Since the introduction of the self-build register there has been six applications for a self-build dwelling permitted. There has been a sustained low delivery of self-build plots and therefore the approach taken by the Council to deliver plots should be reviewed.

Base Period	Individuals	Associations	Number of plots approved
Base period 1: 1 April 2016 to 30 October 2016	135	2	0
31 October 2016 to 30 October 2017	124	2	0
31 October 2017 to 30 October 2018	49	0	6
Total[3]	293	3	

Table 4.5: Maidstone Self Build Custom House building base dates (Source: MBC 2019)

Indicator M10: Number of dwellings of different sizes (measured by number of bedrooms) consented per annum

4.14 Table 4.6 outlines the number of bedrooms per dwelling that have been granted planning permission during 2018/19 against the targets set out within the Strategic Housing Market Assessment (SHMA) 2014. The figures demonstrate general compliance with the targets. Despite, there being an

[3] Total entries per base period includes those individuals who may be editing a submission from a previous base period. Therefore, the total figure for Base Period 1, 2 and 3 is calculated by removing any individuals who are editing entries from a previous base period.

improvement since last year, the percentage of 3 bedroom market dwellings are below the 2014 SHMA targets (a difference of 14%). These issues will be assessed through a new SHMA and the Local Plan Review.

	All Dwelling Types		Market			Affordable		
	2018/19		2018/19	SHMA 2014	Difference	2018/19	SHMA 2014	Difference
1 Bedroom	448	16%	16%	5% to 10%	6% to 11%	25%	30% to 35%	-5% to -10%
2Bedroom	778	27%	28%	30% to 35%	-2% to -7%	39%	30% to 35%	4% to 9%
3 Bedrooms	824	29%	31%	40% to 45%	-9% to -14%	31%	25% to 30%	1% to 6%
4+ Bedrooms	651	23%	25%	15% to 20%	5% to 10%	6%	5% to 10%	-4% to 1%
Unknown	191	7%						

Table 4.6: Bedroom size of dwellings granted planning permission 2018/19 (Source: MBC 2019)

Indicator M11: Number and tenure of affordable homes delivered (including starter homes)

4.15 There were five applications granted permission in the monitoring year 2018/19 where affordable housing contributions were provided in lieu of on-site provision. The total from the five applications equated to £1,911,762. There were two qualifying developments that provided no on-site provision or off-site financial contributions to affordable housing, both on the grounds of viability. The delivery of affordable housing units does not significantly deviate from the indicative policy target (Table 4.7).

Tenure	Total affordable units	Affordable rented, social rented or a mixture of the two	Intermediate affordable housing (shared ownership and/or intermediate rent)
Affordable target percentage		70%	30%
Number of affordable consented 2018/19	591	357	234
Percentage achieved 2018/19		**60%**	**40%**

Table 4.7: Affordable housing permitted on qualifying sites (Source: MBC 2019)

Indicator M12: Affordable housing as a proportion of overall housing delivery in qualifying geographical areas consented/completed relative to Policy SP20 requirements

4.16 Table 4.8 demonstrates that in the reporting year, the Council has successfully secured affordable homes on qualifying development sites in strong alignment with the requirements of Local Plan policy SP20. Looking at the cumulative totals from 2015/16 onwards, the percentage of affordable homes secured in qualifying geographical areas remains broadly aligned with the percentage targets as set out in Local Plan policy SP20. The Council will continue to monitor this indicator, particularly in relation to Springfield, Royal Engineers Road geographical location, to ensure it continues to provide appropriate levels of affordable housing on site.

	Maidstone, urban		Policy H1 (11) Springfield, Royal Engineers Road		Countryside, rural service centre and larger villages	
	Total dwellings permitted	**Affordable dwellings permitted**	**Total dwellings permitted**	**Affordable dwellings permitted**	**Total dwellings permitted**	**Affordable dwellings permitted**
2018/19	1232	336	295	59	538	191
Total %		27%		20%		36%
Target %		30%		20%		40%
Difference %		-3%		0%		-4%
Cumulative totals						
2015/16	996	250	246	49	1070	398
2016/17	605	155	0	0	1517	577
2017/18	1078	250	310	0	1086	381
2018/19	1232	336	295	59	538	191
TOTAL	**3911**	**991**	**851**	**108**	**4211**	**1547**
Total as %		25%		13%		38%
Target %		30%		20%		40%
Difference %		-5%		-7%		-2%

Table 4.8: Affordable dwelling completions as a proportion of total dwelling completions (Source: MBC 2019)

Indicator M13: Density of housing in Policies DM12, H1

4.17 Between 2015/16 and 2018/19, within the town centre and urban area, planning permissions have been granted for developments of considerably higher densities compared to the targets set out in the adopted Local Plan (Table 4.9). The higher average is a result of higher densities in previous years. It is therefore important to keep this policy under review as part of the Local Plan Review to ensure that it is being implemented correctly and consistently. Permissions granted in sites adjacent to rural service centres and large villages remain broadly in line with targets.

	Density (dwellings per hectare)					
Area	**Target**	**Average**	**2015/16**	**2016/17**	**2017/18**	**2018/19**
Sites within and adjacent to the town centre	45-170	**230**	238	306	220	155
Other sites within and adjacent to the urban area	35	**78**	74	81	88	70
Sites within and adjacent to rural service centres and larger villages	30	**29**	34	33	27	23
Other rural	No target	**34**	47	20	36	31

Table 4.9: Average density of permitted large (5+ dwellings) windfalls sites (Source: MBC 2019)

Indicator M14: Number of nursing and care home bedspaces delivered

4.18 The Council has a gross requirement of 980 nursing and care home bedspaces (49 per year) by the end of the plan period to 2031. During the reporting year, no bedspaces were built and since 2011 the net total of nursing and care home bedspaces completed is -23. If care home places were provided at a steady rate throughout the plan period 392 bedspaces should have been provided (built) by 1st April 2019 (8 x 49). It is clear that actual completions have been substantially below this level. The plan requirement is expressed as a total requirement and there is still 12 years of the Local Plan to run during which supply may uplift.

Indicator M15: Number of applications on the housing register

4.19 There is no specific target for this indictor. It is a contextual indicator to monitor wider changes in social housing demand. Table 4.10 shows the change since 2011.

Year	Number of households
2011/12	3674
2012/13	3187
2013/14	1339
2014/15	1461
2015/16	758
2016/17	610
2017/18	618
2018/19	776
2011-2019 % change	-79%

Table 4.10: Number of households on the housing register dates from 1st April (Source: MBC 2019)

Indicator M16: Number of homeless households in the borough

4.20 There is no specific target for this indictor. It is a contextual indicator to monitor wider changes in social housing demand. In the past the Council has reported the number of households who have been accepted as being owed the main housing duty (those who are eligible, homeless, in priority need and not intentionally homeless). Since 3rd April 2018 homelessness legislation has changed and has introduced new duties before a decision is made on whether a main housing duty is owed. Therefore, the number of households accepted has decreased. Over the monitoring period 89 households were accepted. As the methodology has changed comparisons against previous years cannot be made.

Indicator M17: House price: earnings ratio

4.21 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in local housing market. Figure 4.3 outlines the change since 2011.

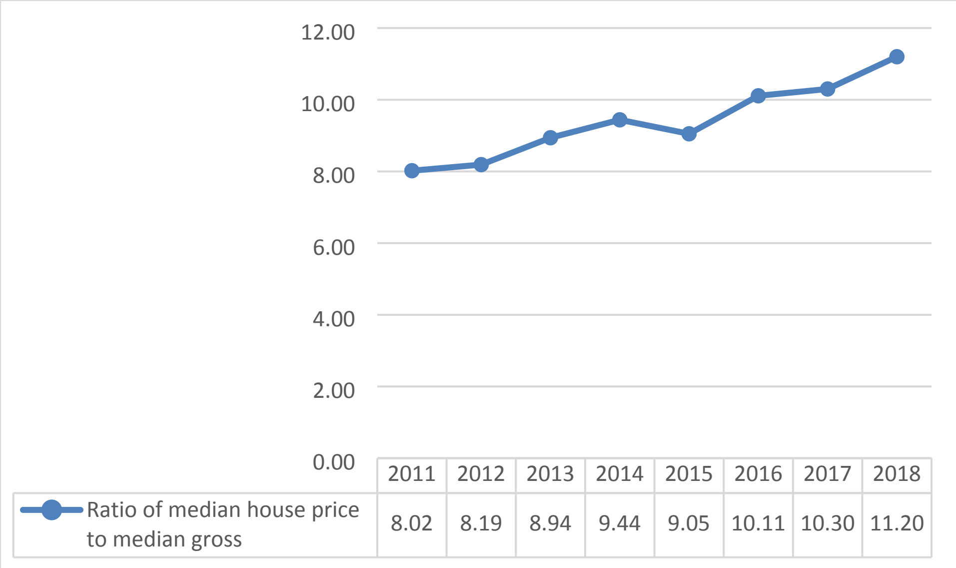


Figure 4.3: Ratio of house price to workplace based earnings (Source: ONS 2019)

Employment

Indicator M18: Total amount of B class employment floorspace consented/completed by type per annum

4.22 The Maidstone Borough Local Plan identified in Policy SS1 the amount of office, industrial, warehousing and medical use to be delivered over the plan period. As shown by Indicator M8, part of the loss in B1a over the reporting year can be attributed to the permitted development rights to convert office into residential. 9286.71sqm was lost in the town centre from prior notifications for conversion from office to residential. The employment and retail topic paper[4] outlined that based on analysis of office stock which has been vacant and on the market for more than five years at 2014, in order of 18,000sqm of office stock could be lost to other uses. This stock does not form part of the functional supply of office floorspace. Out of the total gross loss of B1a floorspace (13,677.2sqm), conversions to residential account for 68% of total loss. Table 4.11 shows the net gain in completed and consented development during the reporting year.

	B1a	**B1b**	**B1c**	**B2**	**B8**	**Total**
Completed	-11,085	8	-4359	-4108	1153	-18,391
Consent	10,890	18,996	13,273	-6092	22,676	59,743

Table 4.11: Net gain for completed and consented B class development by type (Source: MBC 2019).

[4] https://www.maidstone.gov.uk/__data/assets/pdf_file/0009/121140/SUB-003-Employment-and-Retail-Topic-Paper-May-2016.pdf

4.23 Since 2016/17 there has been a net total loss of 39,602sqm (Table 4.12). This therefore puts greater pressure to deliver employment land requirements over the remaining years of the plan. As part of the Local Plan Review, the approach to employment land will be reviewed and in the meantime, the Council has agreed to proceed with an Article 4 Direction to limit the loss of office floorspace to residential uses in future.

	B1a	**B1b**	**B1c**	**B2**	**B8**	**Total**
Net requirement (16-31)	**24,600**			**-18,610**	**7965**	**13,955**
16/17	-14,472	132	3678	5361	1805	-3496
17/18	-10,048	28	-1305	-3656	-2734	-17,715
18/19	-11,085	8	-4359	-4108	1153	-18,391
Total	**-35,605**	**168**	**-1986**	**-2403**	**224**	**-39,602**

Table 4.12: Net gain for completed B class development by type since 2016/17 (Source: MBC 2019).

Indicator M19: Amount of B class floorspace by type consented/completed within Economic Development Areas per annum

4.24 The Maidstone Borough Local Plan includes the designation of Economic Development Areas (EDAs). Policy SP22 Retention of employment sites protects the EDAs for employment use. Table 4.13 indicated that over the monitoring year there has been an increase of 1498sqm in B class floorspace from completions within designated Economic Development Areas. This includes over 1000sqm at Pattenden Lane EDA.

	B1a	**B1b**	**B1c**	**B2**	**B8**	**Total**
Completed	652	0	0	0	846	1498
Consent	7329	1340	2959	2066	7922	21,616

Table 4.13: Net gain for completed and consented B class development by type within Economic Development Areas (Source: MBC 2019).

Indicator M20: Amount of B class floorspace by type consented/completed on allocated sites per annum

4.25 The Maidstone Borough Local Plan includes allocations for employment uses. Table 4.14 below outlines the delivery of the allocated sites in 2018/19. Two separate developments are under construction at RMX1(1) Newnham Park but not for B class usages. EMP1(1) West of Barradale Farm has consent and EMP1(4) Woodcut Farm has outline permission. Since the adoption of the Local Plan in 2017, EMP1 (2), RMX1 (4) and RMX1 (6) have yet to gain planning permission. These allocations will be reviewed through the Local Plan Review.

Site Allocation	Progress	B1a	B1b	B1c	B2	B8	Total
EMP1 (1) West of Barradale Farm, Maidstone Road, Headcorn	Not started	0	0	0	967.7	967.7	1,935.4
EMP1 (2) South of Claygate, Pattenden Lane, Marden	N/A	0	0	0	0	0	0
EMP1 (3) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden	Partly developed, remaining part of the site yet to be developed.	0	0	0	0	0	0
EMP1 (4) Woodcut Farm, Bearsted Road, Bearsted	Not started	2906	5182	14,934	0	22,273	45,295
RMX1 (1) Newnham Park, Bearsted Road, Maidstone	Not started	12,375	12,375	0	0	0	24,750
RMX1 (2) – Maidstone East and forming Royal Mail sorting office, Maidstone	Previous temporary permission completed	0	0	0	0	0	0
RMX1 (4) Former Syngenta works, Hampstead Lane, Yalding	N/A	0	0	0	0	0	0
RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone	Expired permission for foodstore	0	0	0	0	0	0

RMX1 (6) Mote Road, Maidstone	N/A	0	0	0	0	0	0
Total		15,281	17,557	14,934	967.7	23,240.7	71,980.4

Table 4.14: Net gain for completed and consented B class development by type for allocated sites (Source: MBC 2019).

Indicator M21: Amount of land/floorspace within Economic Development Areas and allocated sites and elsewhere lost to non B class uses

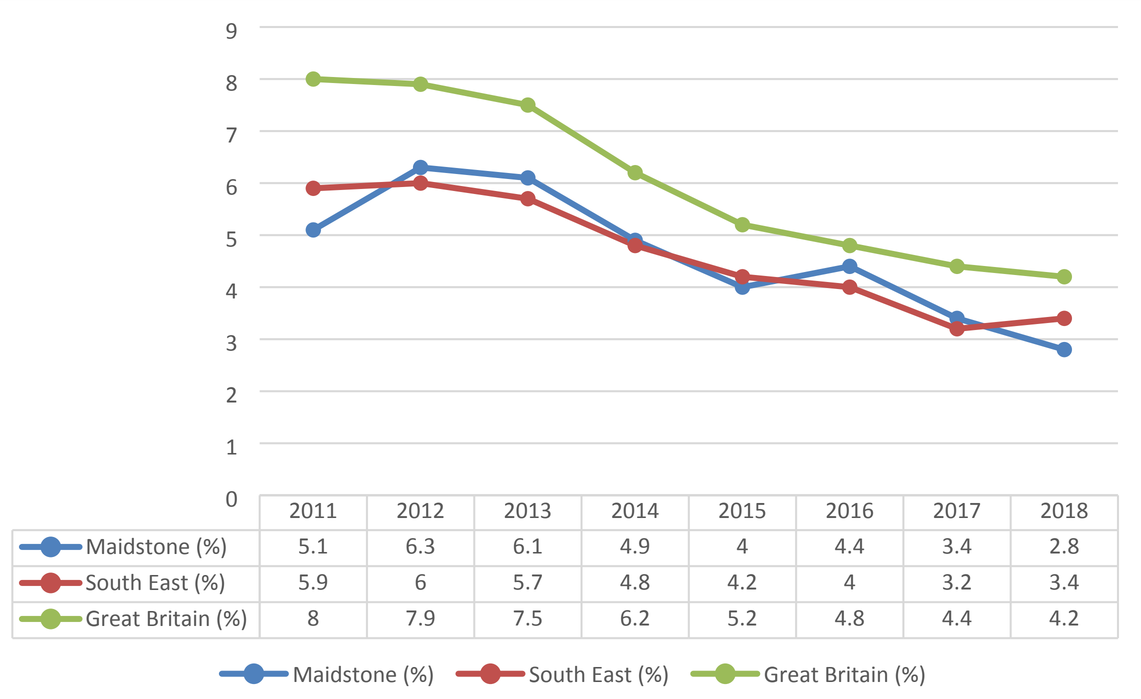
4.26 At the 1st April 2019, there has been a total loss of B class uses to non B Class uses of 22,861sqm, with a further 62,135sqm anticipated from consent permissions (Table 4.15). The highest loss of B class floorspace is from areas elsewhere in the borough, with a combined loss of 22,238sqm (completed) and 59,481sqm (consent). A total of 9286.71sqm was lost in the town centre from prior notifications for conversion from office to residential. The potential loss of 2,654sqm of B class uses to non B class uses in the EDAs is a concern and should be addressed as part of the Local Plan Review.

	B1a	**B1b**	**B1c**	**B2**	**B8**	**Total**
Economic Development Area						
Completed	623	0	0	0	0	623
Consent	631	0	0	656	1367	2654
Allocations						
Completed	0	0	0	0	0	0
Consent	0	0	0	0	0	0
Elsewhere						
Completed	13,400	0	4425	4303	110	22,238
Consent	19,787	0	3203	10,153	26,338	59,481
Completed total loss						22,861
Consent total loss						62,135

Table 4.15: Land/floorspace within Economic Development Areas and allocated sites lost to non B class uses 2018/19 (Source: MBC 2019)

Indicator M22: Percentage unemployment rate

4.27 There is no specific target for this indicator. It monitors wider changes in the local economy. With the introduction of Universal Credit, which requires a broader span of claimants to look for work than under Jobseeker's Allowance, the number of people recorded as being on the Claimant Count will increase. The number of people recorded as being on the Claimant Count is a proportion of the resident population. Figure 4.4 shows how the percentage of those who are unemployed has reduced from previous years.

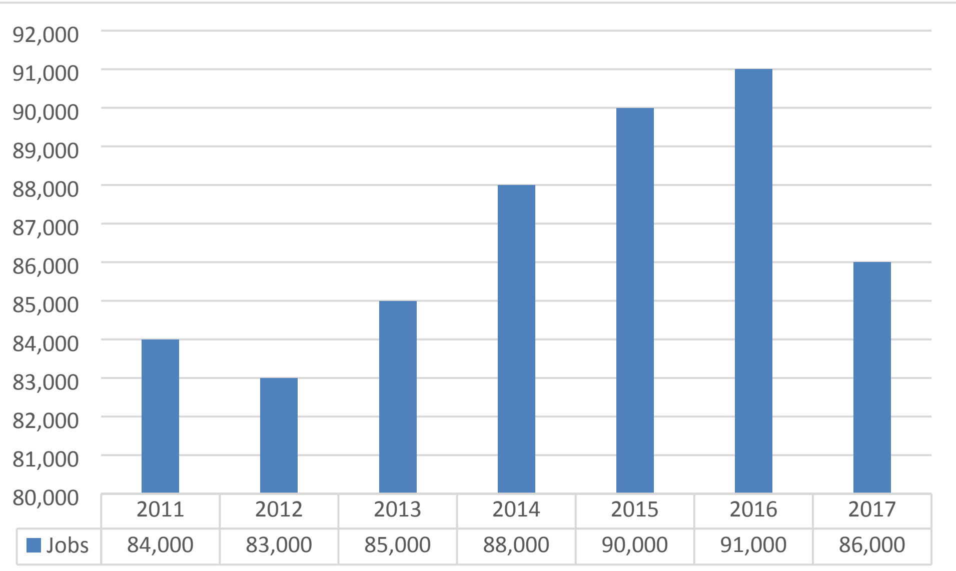


	2011	2012	2013	2014	2015	2016	2017	2018
Maidstone (%)	5.1	6.3	6.1	4.9	4	4.4	3.4	2.8
South East (%)	5.9	6	5.7	4.8	4.2	4	3.2	3.4
Great Britain (%)	8	7.9	7.5	6.2	5.2	4.8	4.4	4.2

Figure 4.4: Percentage of unemployed 2018/19 (Source: Nomis 2019)

Indicator M23: Number of jobs in the Borough

4.28 This indicator does not have specific target as it monitors wider changes in the local economy. Figure 4.5 shows the change in the number of jobs between 2011 and 2017 using the latest information available.



	2011	2012	2013	2014	2015	2016	2017
Jobs	84,000	83,000	85,000	88,000	90,000	91,000	86,000

Figure 4.5: Number of jobs in Maidstone Borough (Source: Nomis 2019)

Retail

Indicator M24: Amount of additional comparison and convenience retail floorspace consented/completed per annum

4.29 Local Plan policy SS1 Maidstone Borough spatial strategy outlines that over the plan period there is a need for 6100sqm of convenience retail floorspace and 23,700sqm of comparison retail floorspace. Table 4.16 shows the change in completed and consented retail floorspace over the monitoring year.

	Convenience (Net sales area)	Comparison (Net sales area)	Unspecified (Net sales area)	Total
Completed	1593	-897	20	716
Consent	640	-3036	-1318	-3714

Table 4.16: Net gain for completed and consented retail floor space by type (Source: MBC 2019).

4.30 Since 2016/17 there has been a total overall gain of retail floorspace, but this includes a loss in comparison floorspace (Table 4.17). This will increase pressure to deliver retail floorspace requirements over the remaining years of the plan. Retail requirements will be reviewed as part of the Local Plan Review.

	Convenience (Net sales area)	Comparison (Net sales area)	Unspecified (Net sales area)	Total
Requirement	6100	23,700	0	29,800
16/17	728	-127	353	954
17/18	1794	395	-47	2142
18/19	1593	-897	20	716
Total	4115	-629	326	3812

Table 4.17: Retail floorspace net gain by type since 2016/17 (Source: MBC 2019).

Indicator M25: Amount of convenience and comparison retail floorspace consented/completed on allocated sites per annum

4.31 The Maidstone Borough Local Plan allocates land for retail development. Table 4.18 below demonstrates that no planning permissions were granted on retail allocations during the monitoring year. This allocation will be reviewed through the Local Plan Review.

Site	Progress	Convenience	Comparison	Unspecified	Total

Allocation		(Net sales area)	(Net sales area)	(Net sales area)	
RMX1 (1) Newnham Park, Bearsted Road, Maidstone	N/A	0	0	0	0
RMX1 (2) Maidstone East and former Royal Mail sorting office, Maidstone	Previous temporary permission completed	0	0	0	0
RMX1 (3) King Street car park and former AMF Bowling site, Maidstone	N/A	0	0	0	0
RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone	Expired permission for foodstore	0	0	0	0
Total		0	0	0	0

Table 4.18: Completed/consented convenience and comparison retail floorspace (sqm) on allocated sites 2018/19 (Source: MBC 2019)

Indicator M26: Proportion of non-A1 uses in primary shopping frontages

4.32 There are eight primary frontages in the town centre and the indicator requires primary frontages to contain at or above 85% A1 uses. Overall in the monitoring year, none of the primary frontages have fallen below the 85% threshold (Figure 4.6).

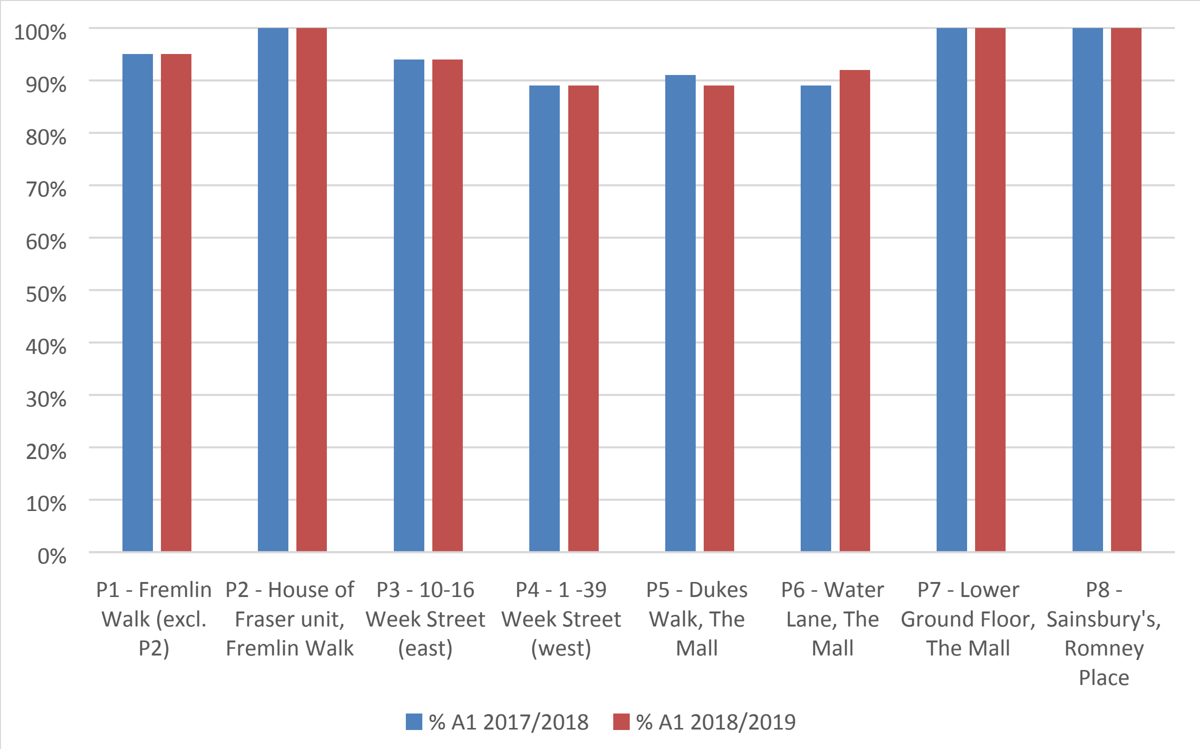


Figure 4.6: Change in the percentage of primary shopping frontage in A1 between 2017/2018 and 2018/2019 (Source: MBC 2019)

Gypsies, Travellers and Travelling Showpeople Accommodation

Indicator M27: Annual delivery of permanent pitches/plots (allocated and unidentified sites)

4.33 The Local Plan outlines a 187 pitch target over the plan period. Since 2011 a total of 173 pitches have been granted permanent consent (Table 4.19). At the 1st April 2019, the rate at which permanent permissions have been granted is ahead of target.

Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches
148	25	4	37

Table 4.19: Permitted gypsy and traveller pitches (Source: MBC 2019)

4.34 Between 1st April 2018 and 31st March 2019 there has been permission for 33 permanent pitches (Table 4.20). This figure is made up of 31 non-personal and 2 personal permanent permissions.

	Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches	Total
2018/19	31	2	0	2	35

Table 4.20: Annual permissions of permanent pitches/plots (Source: MBC 2019)

Indicator M28: Delivery of permanent pitches on allocated sites

4.35 All 3 permissions on allocated sites were permanent non-personal consents with 2 pitches at Chart View, Chart Hill Road and 1 pitch at Cherry Tree Farm. Since the adoption of the Local Plan 9 pitches have been delivered on allocated sites (22% of the 41 pitch requirement). As part of the Local Plan Review the deliverability of the remaining sites will be confirmed.

Indicator M29: Five year supply position

4.36 The Ministry of Housing Communities and Local Government's (MHCLG) 'Planning policy for traveller sites' (PTS) requires local plans to identify a 5 years' worth of deliverable Gypsy and Traveller pitches sites against the Local Plan's pitch target. At the 1st April 2019 the Council can demonstrate a 7.7 years' worth of deliverable planning pitches. Table 4.21 below outlines the calculation used.

		Pitches
1	Pitch requirement 1 October 2011 to 31 March 2019 (8 years) (105 + 5 + 5 + 5)	130
2	No of permanent pitches consented 1 October 2011 to 31 March 2019	173
3	5 year requirement 2019 – 2024 (5 + 5+ 5.4 + 5.4 + 5.4 = 26.2)	26.2
4	5% buffer brought forward from later in the Plan period (5% of line 3)	1.3
5	Total requirement 1 April 2019 to 31 March 2024 (line 3 + line 4)	28
6	Total pitch supply 1 April 2019 to 31 March 2024 (from Table 4.22)	43
	5 year supply: 28 ÷ 5 = 5.6; 43 ÷ 5.6 = **7.7 years**	

Table 4.21: Five year supply calculation (Source: MBC 2019)

	Pitches
Policy GT1 - allocated pitches (excl. consented and/or occupied pitches) • GT1(1) – The Kays, Linton (1) • GT1(2) – Greenacres, Church Hill, Boughton Monchelsea (1) • GT1(4) – Blossom Lodge, Stockett Lane, Coxheath (1) • GT1(6) – Rear of Granada, Lenham Rd, Headcorn (1) • GT1(8) – Kilnwood Farm, Old Ham Lane, Lenham (2) • GT1(10) – The Paddocks, George Street, Staplehurst (2) • GT1(11) – Blue Bell Farm, George Street, Staplehurst (2) • GT1(13) – Flips Hole, South Street Rd, Stockbury (3) • GT1(14) – The Ash, Yelsted Rd, Stockbury (3) • GT1(16) – Neverend Lodge, Pye Corner, Ulcombe (1)	17
Pitch turnover on 2 x public sites (5 x 1.2 pitches/annum)	6
Windfall sites	20
Total pitch supply 1 April 2019 to 31 March 2024	43

Table 4.22: Components of total pitch supply 1 April 2019 to 31 March 2024 (Source: MBC 2019)

Indicator M30: Number of caravans recorded in the bi-annual caravan count

4.37 There is no specific target for this indicator. It provides a snapshot of Gypsy and Traveller accommodation provision in the borough. As reported in the Traveller Count published by the MHCLG in July 2018 there were 466 caravans and in January 2019 there were 572 caravans recorded. This figure includes both mobiles and tourers. There is a general trend is for a decline in the summer months, with more caravans on sites in winter. There has been a significant decline in the number of caravans recorded between July 2017 and July 2018 (Table 4.23).

Year	Total caravans
January 2019	572
July 2018	466
January 2018	594
July 2017	582

Table 4.23: Number of caravans recorded in the bi-annual caravan count (includes both mobiles and tourers) (Source: MHCLG, 2019).

Heritage

Indicator M31: Number of and nature of cases resulting in a loss of designated heritage assets as a result of development

4.38 This target has been met, as there have been no applications permitted for demolition, and for the removal of a heritage asset during the monitoring year.

Indicator M32: Change in the number of entries on Historic England's Heritage at Risk Register

4.39 The Heritage Topic Paper outlines that in July 2016 there were 14 designated heritage assets at risk. As of December 2019 there are 13 designated heritage assets at risk. The changes are outlined below:

- All Saints, Ulcombe Hill, Ulcombe – removed from register
- Church of St Mary, Lenham – removed from register
- Stone House, 28 Lower Stone Street – addition to the register

Natural Environment – Biodiversity

Indicator M33: Loss of designated wildlife sites as a result of development (hectares)

4.40 There has been no loss in designated wildlife sites as a result of development during 2018/19 and therefore the target has been met.

Indicator M34: Loss of Ancient Woodland as a result of development (hectares)

4.41 There has been no loss in Ancient Woodland as result of development during 2018/19 and therefore the target has been met.

Agricultural Land

Indicator M35: Loss of the best and most versatile agricultural land as a result of development (hectares)

4.42 Agricultural land is graded into five categories according to versatility and suitability for growing crops. Grade 1 is excellent, Grade 2 very good, Grade 3 good to moderate, Grade 4 poor and Grade 5 as very poor. Grades 1 – 3 are the best and most versatile agricultural land. The target for this indicator is no overall loss of best and most versatile agricultural land as a result of consented development on non-allocated sites (major applications only).

	Grade 1	Grade 2	Grade 3
2016/17	0	3.06	0
2017/18	0	0	0
2018/19	0	1.93	0.26

Table 4.24: Hectares of agricultural land lost due to windfall planning consent on major sites (Source: MBC 2019)

Good Design and Sustainable Design

Indicator M36: Number of qualifying developments failing to provide BREEAM very good standards for water and energy credits

4.43 Data for this monitoring indicator is currently unavailable.

Indicator M37: Completed developments performing well in design reviews

4.44 Design quality on local plan site allocations is monitored through the planning decision and appeal process. During 2016/17 and 2017/18 no planning applications were allowed on appeal following a refusal on grounds of design quality. In 2018/19, 3 planning applications have been allowed on appeal following a refusal on grounds of design quality. There is no sustained failure that would trigger an action and there is no cause for concern.

Open Space

Indicator M38: Loss of designated open space as a result of development (hectares)

4.45 There has been no loss of designated open space as a result of development during the reporting year 2018/19.

Indicator M39: Delivery of open space allocations

4.46 Below is a list of Local Plan allocations and the open space provided since 2016/17. There have been no other sites with OS1 allocation determined within 2018/19.

Monitoring year	Open space allocation
2016/17	14/504795/FULL Cross Keys, Bearsted provided 2.4ha of natural/semi-natural open space
2017/18	Planning application 12/0986 Kent Police HQ provided 1.6ha of outdoor sports provision
2018/19	H1(10) South of Sutton Road, Langley provided open space accordance with OS1(3).
	H1(38) South of Grigg Lane provided 1.18ha of natural/semi-natural open space in accordance with OS1(11).
	Planning application 17/500357/HYBRID provided open space in line with OS1(17)
	Planning application 18/502683/FULL provided open space in accordance with OS1(15).

Table 4.25: Local Plan Allocations and open space provided (Source: MBC 2019)

Indicator M40: Delivery of new or improvements to existing designated open space in association with housing and mixed use developments

4.47 Policy DM19 of the adopted Local Plan 2017 sets out the Council's requirements for open space provision. In the reporting year 2018/19, qualifying major sites provided 25.82 hectares of on-site open space provision, and payments for off-site open space provision totalling £833,858.

Air Quality

Indicator M41: Progress in achieving compliance with EU Directive/national regulatory requirements for air quality within the Air Quality Management Area (AQMA)

4.48 The Air Quality Annual Status Report (June 2019)[5] explains that

"Although the 2018 monitoring results shows that the annual mean NO2 […] objective has been met in majority of the monitoring locations, there were six

[5] http://www.maidstone.gov.uk/home/other-services/environmental-health/primary-areas/air-quality

locations within the AQMA where NO2 levels were observed to exceed the annual mean objective for NO2, when distance corrected to the nearest relevant exposure. Five of these locations were in Upper Stone Street and the other was at the Wheatsheaf Junction. It is clear that air quality in Maidstone has improved over recent years, to the extent that a number of areas previously identified as air quality 'hotspots', for example, the High Street and Well Road, no longer appear to exceed the NO2 annual mean objective. At the Wheatsheaf junction, whilst an exceedance is regularly measured at the Wheatsheaf pub, the pub appears to be the only property where the exceedance is measured. Neighbouring residential properties appear to be below the objective. A similar picture is emerging at the Fountain Lane/Tonbridge Road junction where the area of exceedance barely seems to extend outside the carriageway of the road to the residential properties. In 2018, however, the results were affected by a sink hole in Tonbridge Road which resulted in the closure of the road at the Fountain Lane Junction, causing lower than expected NO2 levels.

Therefore it is now very clear that Upper Stone Street is now the main area of concern in Maidstone with regards to air quality. Even here, there have been considerable improvements in recent years […]. Despite the improvements, the levels remain stubbornly in excess of the objective, and it's clearly here that we need to prioritise our efforts in the coming years."

Indicator M42: Applications accompanied by an Air Quality Impact Assessment (AQIA) which demonstrate that the air quality impacts of development will be mitigated to acceptable levels

4.49 For this indicator, the Council reviewed the permissions granted for residential development in Maidstone urban area during the monitoring year. The Council focused on the 25 permissions granted on large sites (5+ dwellings). Of this number, 10 of the developments were found to have no specific air quality implications when the applications were assessed. A further four were 'Prior Notification' proposals and, as such, were exempted from air quality considerations. The remaining 11 proposals made provision for air quality as follows; consent conditioned to require a future air quality assessment and mitigation (4 sites), provision of electric vehicle charging points (7 sites), low NOx boilers (1 site), additional landscaping to mitigate for poor air quality (

1 site) and a requirement for a sustainable transport welcome pack for new residents (1 site).

Infrastructure

Indicator M43: Planning obligations – contributions prioritisation (Policy ID1(4))

4.50 There were 27 applications granted planning permission subject to S106 agreements in the 2018/19 reporting year. Of those applications 23 provided all contributions sought for infrastructure and 4 were able to provide some, but not all of the developer contributions sought due to site specific viability issues. Of those not able to provide all contributions sought, the prioritisation for infrastructure contributions set out in Local Plan policy ID1 was applied. Consequently, there was no deviation from policy ID1 during the reporting year.

Indicator M44: Planning obligations – number of relevant developments with planning obligations

4.51 There were 27 applications granted planning permission subject to S106 agreements in the 2018/19 reporting year. Of those applications 23 provided all contributions sought for infrastructure and 4 were able to provide some, but not all of the developer contributions sought due to site specific viability issues.

Indicator M45: Delivery of infrastructure through planning obligations/conditions

4.52 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all infrastructure projects listed in the Infrastructure Delivery Plan (IDP). For the reporting year, all projects except HTNW4b remain on track to be delivered within the five year periods identified in the IDP. As reported in the January 2019 report to the Maidstone Joint Transportation Board, the proposal did not deliver the required capacity benefits and did not demonstrate good value for money which was required for the approval of a submitted business case. The delivery of planned development has not been affected by the non-delivery of infrastructure.

Indicator M46: Introduction of Community Infrastructure Levy

4.53 The Council has required the submission of the CIL Form Zero since June 2018; 16 weeks ahead of the implementation of CIL on 1 October 2018. Form Zero is the additional CIL information form which requires an applicant to declare if they feel the development will be CIL liable. This gives an indication of the potential CIL liability at the point of submission. Since implementation on 1st October 2019 to 31st March 2019, 169 CIL liable applications were received. £0 received in CIL payments in this period.

Transport

Indicator M47: Identified transport improvements associated with Local Plan site allocations

4.54 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all known infrastructure projects. Over the reporting year, all relevant transport improvements associated with Local Plan allocations except HTNW4b were on track for a timely delivery. Their progress will continue to be monitored through the Roadmap.

Indicator M48: Sustainable transport measures to support the growth identified in the Local Plan and as set out in the Integrated Transport Strategy and the Walking and Cycling Strategy

4.55 Projects remain on track to be delivered within the broad time periods identified within the Infrastructure Delivery Plan. Only 9% of the actions within the ITS have been rated as red in terms of delivery, with the remainder being 30% amber and 61% green. As part of the Local Plan Review, the Integrated Transport Strategy will be reviewed.

Indicator M49: Provision of Travel Plans for appropriate development

4.56 Travel Plans, Transport Assessments and Statements are all ways of assessing and mitigating the negative transport impacts of development in order to promote sustainable development. They are required for all developments which generate significant amounts of movements.

4.57 In 2018/19 there were six travel plans on record. No qualifying developments failed to produce a travel plan. The six travel plans are:

- 19/501273/SUB – Land to the East of Hermitage Lane
- 19/501464/SUB – Westwood, Ham Lane, Lenham
- 19/500341/SUB – Gatland House, Gatland Lane, Maidstone
- 18/502144 – M&S, Eclipse Park

- 17/502432 – Springfield Mill
- 17/501471 – Maidstone School of Science & Technology, New Cut Road

Indicator M50: Achievement of modal shift through:

- **No significant worsening of congestion as a result of development**
- **Reduced long stay town centre car park usage**
- **Improved ratio between car parking costs and bus fares**

4.58 There is no specific target for this indicator. It purely monitors modal shift. The three parts of the indicator are discussed in turn below.

4.59 **No significant worsening of congestion as a result of development:** Since last year, the methodology by which the DfT present the figures has changed, previously figures were broken down by road direction. Therefore comparisons cannot be made between the two years.

4.60 **Reduced long stay town centre car park usage:** There is no further information regarding the average combined journey times for public transport, bicycling and car to key services to what has been produced in previous AMRs (Figure 4.7).

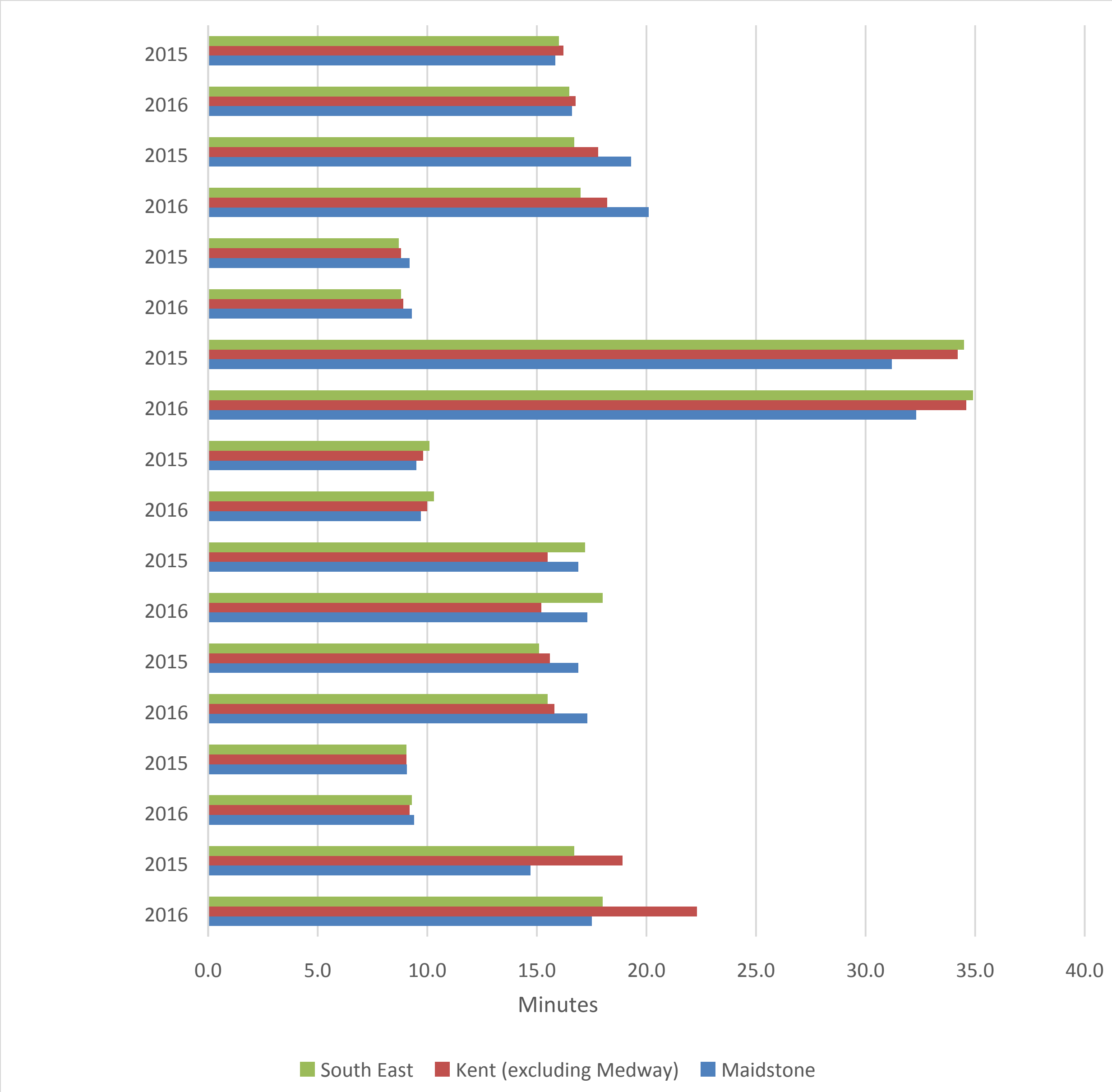


Figure 4.7: Average journey times to key services 2016 (Source: DfT 2018)

4.61 **Improved ratio between car parking costs and bus fares:** In total there were 395,408 transactions in the town centre long stay car parks (Table 4.26) an increase of 14% from the previous year. Since last year, a cashless service called 'Check In, Check Out' (CiCo) has been introduced at Sandling Road which allows users to pay on exit.

Car Park	Payment Method			Total
	Pre-pay Unit	RingGo	CiCo	
Barker Road	24,595	15,066	0	39,661
Brooks Place	1698	923	0	2621

Brunswick Street	7111	4475	0	11,586
College Road	14,447	7276	0	21,723
Lockmeadow	138,772	52,289	0	191,061
Lucerne Street	5648	3120	0	8768
Sandling Road	39,999	16,166	7013	63,178
Sittingbourne Road	13,726	8132	0	21,858
Union Street East	10,881	6352	0	17,233
Union Street West	6126	4304	0	10,430
Well Road	3880	3409	0	7289
Total	266,883	121,512	7013	395,408

Table 4.26: Town Centre long stay car park transactions 2018/19 (Source: MBC 2019)

4.62 Since last year there has been a change to the cost of long stay parking and the cost of an Arriva day ticket (Table 4.27).

Car Parks	**2019**		**Ratio 2019**	**Ratio 2018**	**Ratio 2017**	**Change**
	Long stay cost (over 4 hours)	**Arriva day ticket**				
MBC (up to 5 hours)	£5.40 (average)	£5.40	0.00	1.38	1.25	-1.38
MBC (over 5 hours)	£6.90 (average)	£5.40	1.28			
Fremlin Walk (4-5 hours)	£5.40	£5.40	0.00			
Fremlin Walk (over 5 hours)	£10.20	£5.40	1.89	1.96	1.83	-0.07
The Mall (4-5 hours)	£4.50	£5.40	-0.83			
The Mall	£9.00	£5.40	1.67	1.80	1.73	-0.13

Table 4.27: Ratio of car parking costs compared to bus fares (Source: MBC 2018 and 2019)

5. Sustainability Appraisal – Significant Effect Indicators

5.1 The Sustainability Appraisal for the adopted Maidstone Local Plan outlines monitoring measures that will be used to monitor the effects of the Maidstone Borough Local Plan. The monitoring of the significant effect indicators allows unforeseen effects to be identified early.

Housing

Indicator SA1: Number of households on the Housing Register

5.2 See Local Plan Indicator M15.

Indicator SA2: Number of new dwellings built compared to targets

5.3 There were 1,146 dwellings (net) completed during the monitoring year 2018/19, bringing the total completed dwellings to 6,437 for the plan period 2011/31. This represents a shortfall of 627 against the eight year target of 7,064 dwellings. This shortfall will be delivered over the next seven years 2020 to 2027 (see indicator M5 for further information).

Indicator SA3: Net additional Gypsy and Traveller pitches

5.4 See Local Plan Indicators M27 and M29

Flooding

Indicator SA4: New development in the floodplain

5.5 There has been no loss in floodplain as a result of development during 2018/19.

Indicator SA5: Development permitted contrary to advice by the Environment Agency on flood risk

5.6 During the monitoring year, no development has been permitted contrary to advice by the environment agency on flood risk.

Indicator SA6: Percentage of developments implementing SUDs

5.7 Data for this monitoring indicator is currently unavailable.

Health

Indicator SA7: Percentage of residents that consider their health to be good

5.8 The 2011 Census data outlines that 48.1% of people within Maidstone consider their health to be very good, with a further 35.1% who consider their health to be good[6]. These figures are similar to the national averages, whereby a total of 47.2% consider their health to be very good and 34.2% consider their health to be good.

Indicator SA8: Distance travelled to services

5.9 Information on access to services has been gathered for the five Rural Service Centres (RSCs) and five larger villages. The survey was undertaken in July 2018 and Table 5.1 shows the percentage of key villages with access to each service. The RSCs are Harrietsham, Headcorn, Lenham, Marden and Staplehurst and the larger villages are Boughton Monchelsea, Coxheath, Eyhorne Street (Hollingbourne), Sutton Valence and Yalding.

Service		% of key villages with access to service July 2018
Education	Nursery	100%
	Primary School	100%
	Secondary School	40%
Community	Place of Worship	100%
	Public House	90%
	Village/Community Hall	100%
	Library (including mobile)	100%
Health	Doctor's Surgery	80%
	Other	70%
Leisure	Recreation	100%
	Sport	100%
	Other	80%
Convenience shopping	General Store/Newsagent	100%
	Post Office	100%
	Bank (including mobile)	40%
	ATM	50%
	Other	60%

[6] No recent figures have been published.

Comparison shopping	Hairdresser, Florist etc	100%
Eating out	Restaurants	80%
	Take-Away	60%
	Café, Tearooms	60%
Transport	4+ Bus Journeys/Weekday	100%
	Train Service	70%

Table 5.1: Access to services in rural service centres and larger villages (Source: MBC 2018)

Poverty

Indicator SA9: Difference in levels of deprivation between the most and least deprived areas

5.10 The Index of Multiple Deprivation[7] ranks each Lower-layer Super Output Area (LSOA) in the country from 1 being the most deprived and 32,844 being the least deprived. Three wards within Maidstone rank in the top 10% for deprivation in Kent[8]. As of 2015[9], according to the Index of Multiple Deprivation, the least deprived LSOA in Maidstone Borough is located in Bearsted ward and is ranked as 32,782. The most deprived LSOA is located in Parkwood ward and is ranked as 1979.

Indicator SA10: Levels of unemployment

5.11 See Local Plan Indicator M22.

Education

Indicator SA11: Number of schools that are at capacity/surplus

5.12 The Department for Education's School Capacities return, shown in Figure 5.1, shows that capacity at both primary and secondary schools in the Borough has changed between 2018 and 2019.

[7] https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015
[8] https://www.maidstone.gov.uk/__data/assets/pdf_file/0009/269721/Strategic-Plan-2019.pdf
[9] There has been no update to the figures published in the Authority Monitoring Report 2017/18

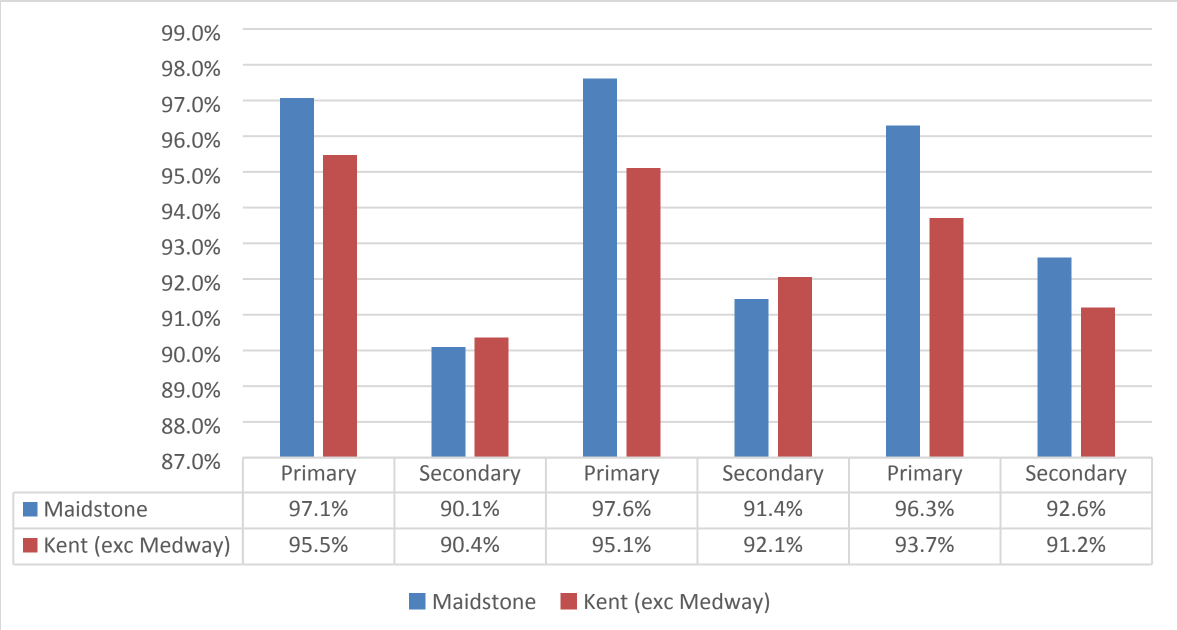


Figure 5.1: School capacity at January 2019, 2018 and 2017 (Source: KELSI 2019, 2018 and 2017). These figures are based on the Department for Education's School Capacities return.

Indicator SA12: Pupils achieving grades A-C

5.13 NVQ Level 2 equates to 4-5 GCSE grades A*-C (grades 4-9 under the new grading system). In 2018 (January to December), 75.8% of pupils in Maidstone achieved NVQ 2 or above. In comparison to 78.9% in the South East. Since 2011 there has been an increase in the number of pupils achieving NVQ 2 or above of 2.3%, and this increase is lower than the rest of the South East (7.6%) and nationally (7.8%)[10].

Crime

Indicator SA13: Levels of crime in town centres

5.14 The town centre is located in the High Street ward. Figures provided by Kent Police show that between 2015 and 2018 (January to December) there has been an increase of 20% in crime in the High Street ward from 5403 to 6501 reported crimes. There was a sharp decline in the number of crimes reported between October and November (269) and December (186) (Figure 5.2).

[10] Further details can be accessed at: https://www.nomisweb.co.uk/reports/lmp/la/1946157316/report.aspx?town=maidstone#tabquals

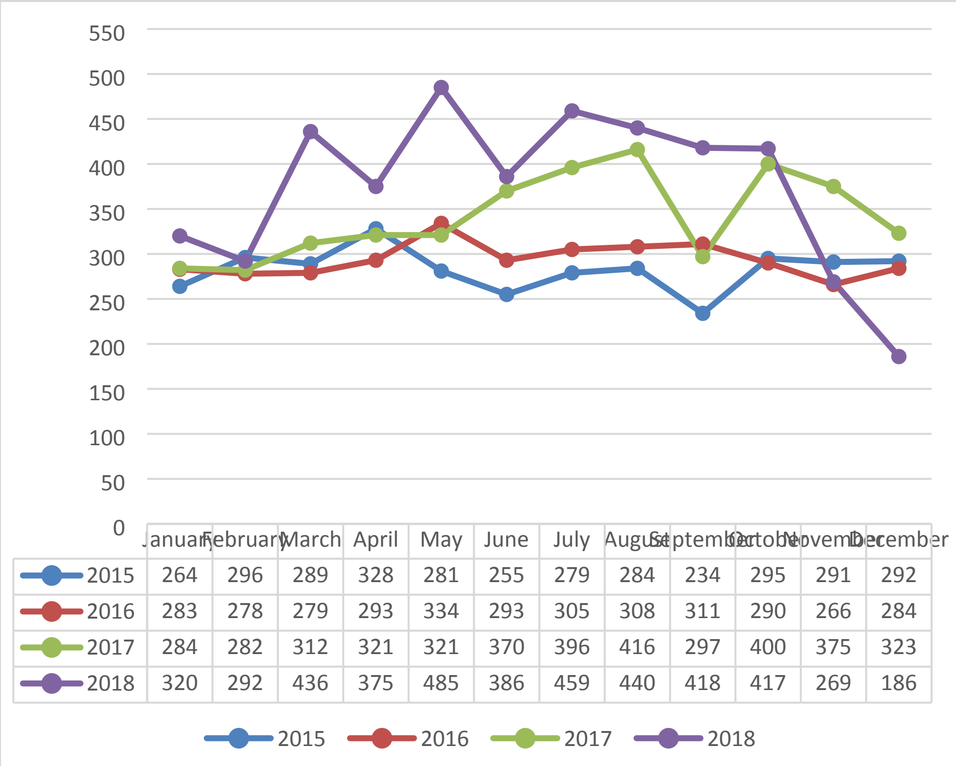


Figure 5.2: Crimes reported between 2015 and 2018 (Source: Kent Policy 2019)

Indicator SA14: Crime rates per 1000 population

5.15 Figures provided by the Home Office show that there has been a general increase in all reported crime both within Maidstone and county wide between 2017/18 and 2018/19. For the Borough, crime rate per 1,000 population has risen from 90 in 2017/18 to 104 in 2018/19 an increase of 16% (Table 5.2).

	2017/18		**2018/19**		**% change**	
	Maidstone 2017/18	**Kent 2017/18**	**Maidstone 2018/19**	**Kent 2018/19**	**Maidstone**	**Kent**
Crime rate per 1,000 population	90	114	104	127	16%	11%

Table 5.2: Crime rates per 1,000 population (Source: Home Office 2019)

Vibrant community

Indicator SA15: Loss/gain of community facilities

5.16 The Maidstone Borough Local Plan seeks to resist the net loss of community facilities. During 2018/19, there was a total gain of 20 community facilities. This includes two community/recreation facilities; two education and training establishments; 11 medical/community care centres; two places of worship; and three other public/community buildings/facilities.

5.17 During 2018/19 there has also been a total loss of 19 community facilities, consisting of five education and training establishments; 10 medical/community care centres; one place of worship; and three other public/community buildings/facilities. Overall, this equates to a net gain of one community facility in 2018/19.

Accessibility

Indicator SA16: Percentage of relevant applications where a Travel Plan is secured

5.18 See Local Plan Indicator M49

Indicator SA17: Percentage of trips to work, school, leisure using public transport, walking and cycling

5.19 Information produced by Public Health England[11] shows that in 2017/18 17.9% of adults in the Borough walk as their mode of travel at least three days per week, compared to 13.4% of adults in 2016/17. A further 1.3% of adults cycle for travel at least three days per week. There has been no change in the number of adults who cycle for travel since 2016/17.

5.20 Walking to school statistics published[12] indicate that over the monitoring year a total of 25,063 cars were taken off the road as a result of walking to school.

Indicator SA18: Develop indicators to look at access issues in rural areas

5.21 The Strategic Planning team will develop indicators to look at access issues in rural areas over the next year.

[11] https://fingertips.phe.org.uk/profile/wider-determinants/data#page/1/gid/1938133043/pat/6/par/E12000008/ati/101/are/E07000110

[12] https://kmcharityteam.secure.force.com/localauthority/walkingtoschoolstats

Culture

Indicator SA19: Number of visits to the Borough

5.22 In a report on Economic Impact of Tourism Maidstone – 2017 Results[13] published in November 2018, there were 371,000 staying visits to Maidstone Borough (Figure 5.3). This is a small decrease of 0.5% from 2015 when there were 373,000 staying trips.

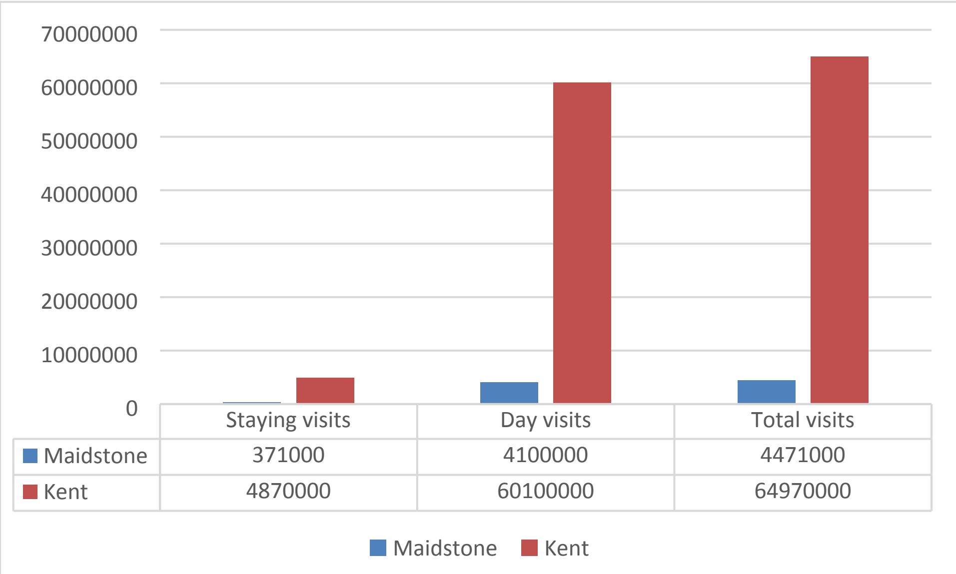


Figure 5.3: Number of visitors to the Borough (Source: Destination Research, 2018)

Land use

Indicator SA20: Percentage of development on previously developed land

5.23 Out of the 1,146 dwellings (net) completed during the monitoring year 2018/19 a total of 582 dwellings were completed on previously developed land. This equates to 51%. Table 5.3 shows that there has been a decline in the percentage of completions on previously developed land, which is to be expected as greenfield sites allocated in the adopted Local Plan are delivered.

Year	Percentage of completions on previously developed land
2011/12	92%
2012/13	84%
2013/14	77%
2014/15	77%
2015/16	69%

[13] https://www.visitkentbusiness.co.uk/library/Cambridge_Model_2018/1._Economic_Impact_of_Tourism_-_Maidstone_2017.pdf

2016/17	60%
2017/18	47%
2018/19	51%

Table 5.3: Percentage of housing completions on previously developed land (Source: MBC 2019)

Indicator SA21: Net loss of agricultural land

5.24 See Local Plan Indicator M35.

Indicator SA22: Number of new allotment pitches provided through development contributions

5.25 Over the monitoring year no new allotment pitches have been provided through development contributions.

Congestion

Indicator SA23: Peak traffic flow

5.26 The figures below in Table 5.4 show the average vehicle speeds on five of the main A roads. Since 2017 speeds have reduced on the A20, A26 and A274, whilst the A229 and A249 has seen an increase in average speeds.

Road Name	2017 (mph)	2018 (mph)	Change in last year (%)
A20	32.2	31.3	-3.1%
A229	31.5	33.6	6.9%
A249	42.9	47.9	11.8%
A26	24.3	24.0	-0.9%
A274	27.4	27.2	-0.5%

Table 5.4: Average vehicle speeds on locally managed 'A' roads (Source: DfT 2019)

Indicator SA24: Travel times

5.27 See Local Plan Indicator M50.

Indicator SA25: Investment in road infrastructure

5.28 A total of 19 highways and transportation schemes from the Infrastructure Delivery Plan have been completed since the adoption of the Local Plan in 2017.

These schemes include works to reduce traffic congestion; improve sustainable transport options through the provision of bus lanes and cycle parking; footpath provision; and the enhancement of the public realm. All of these measures contribute to reducing congestion in the borough.

Climate change

Indicator SA26: CO_2 emissions per capita

5.29 Between 2011 and 2016, CO_2 emissions per capita in Maidstone has declined, a trend which is reflected in the Kent average (Table 5.5).

Per Capita Emissions (t)	2011	2012	2013	2014	2015	2016
Maidstone	5.3	5.4	5.5	5.0	4.5	4.1
Kent	5.7	5.6	5.4	4.8	4.6	4.3
England	5.7	5.9	5.7	5.1	4.9	4.6

Table 5.5: Per Capita CO_2 Emissions (t) between 2011 and 2016 (Source: DEBIS 2018)

Indicator SA27: Number of new residential developments where the energy/emissions standards in the Building Regulations Part L have been exceeded

5.30 Building Control assess new residential developments to see if they meet Building Regulations Part L. What is not monitored, is to what extent developments exceed energy and emission standards.

Indicator SA28: Number of developments where 'adaptation statements' have been produced

5.31 Data for this monitoring indicator is currently unavailable.

Biodiversity

Indicator SA29: Net loss/gain of designated wildlife habitats

5.32 There has been no net change in designated wildlife habitats.

Indicator SA30: Condition of wildlife sites

5.33 Data for this monitoring indicator is currently unavailable.

Countryside and heritage

Indicator SA31: Landscape character appraisals and impacts

5.34 As part of the Maidstone Borough Local Plan evidence base, the Maidstone Landscape Character Assessment (2012) and Maidstone Landscape Character Assessment Supplement (2012) was produced. The Landscape Character Assessment identifies 58 borough wide landscape character areas. Each landscape area has been assessed against condition and sensitivity. The Council also commissioned the Maidstone Landscape Capacity Study: Sensitivity Assessment and the Maidstone Landscape Capacity Study: Site Assessments which assessed the sensitivity of the landscape character areas in more detail. The documents form part of the evidence base for the Local Plan and inform planning application decisions.

Indicator SA32: Number of heritage restoration projects completed

5.35 Data for this monitoring indicator is currently unavailable.

Waste

Indicator SA33: Number of complaints to the Council related to waste storage and collection at new developments

5.36 Data for the number of complaints received by the Council relating to waste storage and collection at new developments is unavailable. The Council has changed the standard service provided in a number of new build locations to accommodate for a lack of storage space. In these cases, additional collections are provided on a weekly basis, rather than the standard alternative week system.

Indicator SA34: Amount of construction and demolition waste

5.37 Across the South East there has been a reduction in the amount of non-household waste collected between 2016/17 and 2017/18 of 14.6%, with 12,610.21 tonnes collected in 2017/18. There has also been a reduction of 6.4% in the amount of non-household waste collected in Kent during the time period. In Maidstone there has been an increase of 77% with 357 tonnes of non-household waste collected in 2017/18 (Table 5.6).

Financial Year	Maidstone	Kent	South East
2014-15	558	41091	311421
2015-16	523	40266	15568.95

2016-17	202	41779	14760.05
2017-18	357	39119	12610.21

Table 5.6: Amount of non-household waste collected (tonnes) (Source: DEFRA 2019)

Indicator SA35: Waste generate per capita

5.38 As demonstrated in the graph below there has been a decrease in the amount of waste collected in Maidstone of 2.08%. When comparing the amount of waste collected per person for Maidstone against Kent figures, less waste is collected in the Borough.

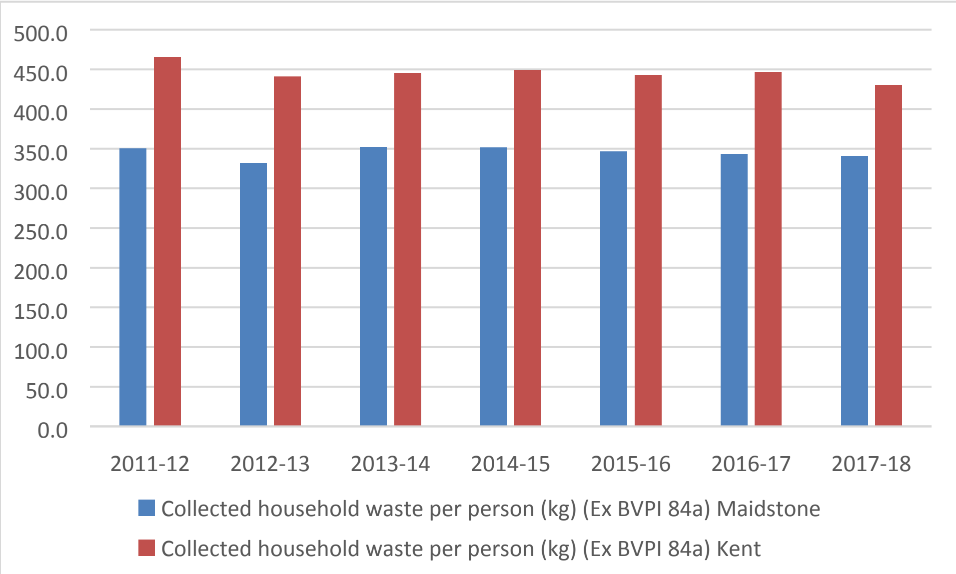


Figure 5.4: Collected household waste per person (kg) (Source: DEFRA 2019)

Water management

Indicator SA36: Water availability/consumption ratios

5.39 The Southern Water 'Water Resources Management Plan 2019' outlines the future forecasts for demand and supply across the Southern England. The Southern Water Management Plan includes four scenarios. Table 5.7 outlines that over the management plan period, across all four scenarios there will be an increase in water demand.

Planning scenario	2019-20 demand (Ml/d)	2069-70 demand (Ml/d)	Net change (Ml/d)	Net change (%)
Normal Year	535.1	594.9	59.8	11%

Dry Year	571.0	636.0	65.0	11%
Peak Demand	643.9	720.0	76.1	12%
Minimum DO	561.0	624.1	63.2	11%

Table 5.7 Increase in the demand over the 50 year planning period for each scenario (Source: Southern Water, 2019).

5.40 The Southern Water Management Plan, has three areas of supply. Kent falls under the eastern area. At the start of the planning period (2020-21) in a 1 in 200 year drought, the water available for use is calculated as 165.05 Ml/d (million litres per day). At the end of the planning period (2070) the water available for use in 143.32 Ml/d. It is anticipated that in 2027-28, during a 1 in 200 year drought the supply demand balance for the eastern area will move from surplus to deficit as a result of potential sustainability reductions and water exported to South East Water.

5.41 The South East Water Resource Management Plan 2020 to 2080 also outlines that supply demand balance for Kent will move from surplus to deficit. Table 5.8 indicates that by 2024/25 there will be a deficit of 2.8 Ml/d.

Kent	**Average (Ml/d)**	**Summer (Ml/d)**
2020/21	0.5	4.2
2024/25	-2.8	0.1
2029/30	-8.2	-6.6
2033/34	-11.8	-11.3
2039/40	-39.8	-41.3
2044/45	-45.4	-48.7
2049/50	-48.9	-54.0
2054/55	-51.6	-58.1
2059/60	-54.9	-62.6
2064/65	-58.5	-67.3
2069/70	-62.6	-72.1
2074/75	-67.3	-78.0
2079/80	-71.1	-83.9

Table 5.8 Baseline supply demand balance for Kent (Source: South East Water, 2019)

Indicator SA37: Ecological/chemical status of water bodies

5.42 Information gathered by the Environment Agency in Table 5.9 shows the ecological and chemical status of water bodies in and around Maidstone. In total, 72.7% of water bodies have been classified as moderate in terms of ecological status or potential (this figure excludes groundwater bodies). 84.9% of water bodies have a chemical status of good.

Water Body Name	Water Body Category	Ecological status or potential	Chemical status
Alder Stream and Hammer Dyke	River	Moderate	Good
Aylesford Stream	River	Poor	Good
Bartley Mill Stream	River	Moderate	Good
Beult	River	Moderate	Good
Beult at Yalding	River	Moderate	Good
Bewl	River	Moderate	Good
Bewl Water	Lake	Moderate	Good
Bourne (Medway)	River	Moderate	Fail
Cliffe Pools North Lake	Lake	Good	Good
Cliffe Pools South Lake	Lake	Good	Good
Ditton Stream	River	Moderate	Good
East Kent Chalk - Stour	Groundwater Body		Poor
East Kent Tertiaries	Groundwater Body		Good
East Stour	River	Moderate	Good
Great Stour between Ashford and Wye	River	Moderate	Good
Hammer Stream	River	Moderate	Good
Hilden Brook	River	Poor	Good
Kent Greensand Eastern	Groundwater Body		Poor
Kent Greensand Middle	Groundwater Body		Poor
Kent Greensand Western	Groundwater Body		Good
Kent Isle of Thanet Chalk	Groundwater Body		Poor
Len	River	Moderate	Good
Leybourne Stream	River	Moderate	Good
Little Hawden Stream	River	Moderate	Good
Loose Stream	River	Moderate	Good
Lower Teise	River	Moderate	Good
Marden Meadow Ponds	Lake	Good	Good
Marden Mill Stream	River	Moderate	Good
MEDWAY	Transitional	Moderate	Fail
Medway at Maidstone	River	Moderate	Good
Mereworth Stream	River	Moderate	Good
Mid Medway from Eden Confluence to Yalding	River	Moderate	Good
Murston Lakes	Transitional	Good	Good
Murston Lakes, angling lakes	Lake	Moderate	Good

Water Body Name	Water Body Category	Ecological status or potential	Chemical status
North Kent Medway Chalk	Groundwater Body		Poor
North Kent Swale Chalk	Groundwater Body		Poor
North Kent Tertiaries	Groundwater Body		Good
Sherway	River	Moderate	Good
Snodland Reservoir	Lake	Moderate	Good
Somerhill Stream	River	Bad	Good
SWALE	Transitional	Moderate	Good
Teise and Lesser Teise	River	Moderate	Good
Teise at Lamberhurst	River	Poor	Good
Tributary of Beult at Frittenden	River	Moderate	Good
Tributary of Beult at Sutton Valance	River	Moderate	Good
Tributary of Teise	River	Moderate	Good
Tudeley Brook	River	Moderate	Good
Ulcombe Stream	River	Moderate	Good
Upper Beult	River	Poor	Good
Upper Beult - High Halden and Bethersden Stream	River	Bad	Good
Upper Great Stour	River	Poor	Good
Upper Teise	River	Moderate	Good
White Drain	River	Poor	Good

Table 5.9 Water bodies classification status (Source: Environment Agency, 2016)

Energy

Indicator SA38: New installed renewable energy capacity

5.43 Information published by Department for Business, Energy and Industrial Strategy states that between the end of 2014 and end of 2018 there has been an increase in the number of renewable energy installations from 1,484 installations to 2,167. The largest contributor being photovoltaics. The installed capacity has increased from 56.3 MW to 60.6 MW at the end of 2018.

Indicator SA39: Total energy consumption

5.44 Total energy consumption has fluctuated between 2011 and 2017. Table 5.10 below shows the total energy consumption over the time period. There has been an increase of 1.38% in energy consumption.

	Coal Total (GWh)	Manufactured Fuels Total (GWh)	Petroleum products Total (GWh)	Gas Total (GWh)	Electricity Total (GWh)	Bioenergy & wastes Total (GWh)	All fuels Total (GWh)
2011	99.2	9.7	1,648.5	1,033.1	697.4	63.0	3,550.8
2012	91.2	10.7	1,638.3	1,023.7	684.8	84.6	3,533.4
2013	152.4	11.2	1,594.5	1,004.1	755.5	104.6	3,622.4
2014	158.2	13.4	1,621.4	964.8	668.8	100.6	3,527.3
2015	126.1	11.6	1,683.1	988.7	670.6	109.6	3,589.7
2016	85.7	10.3	1,693.1	987.8	642.9	118.1	3,537.7
2017	69.7	11.2	1,689.2	1,062.5	653.0	114.4	3,599.9
	-29.73%	15.46%	2.47%	2.85%	-6.37%	81.59%	1.38%

Table 5.10: Total energy consumption in Maidstone (Source: Department for Business, Energy and Industrial Strategy (DBEIS), 2019).

Economy

Indicator SA40: Total amount of additional floorspace by type

5.45 During 2018/19 there has been an increase of 51,223sqm of commercial floorspace (Table 5.11). This figure excludes C1 and C2 uses which are measured in number of bedspaces (see indicator M14 for the number of C2 bedspaces) and is based on completed and consent permissions.

	Net sqm		
Use class	**2016/17**	**2017/18**	**2018/19**
A1	-1,665	-5,189	-2,998
A2	611	-1,351	-655
A3	1,930	1626	2,314
A4	-1,078	-1,418	-619
A5	1,078	572	698
B1a	-17,166	-8,564	-195
B1b	13,228	14,156	19,004
B1c	-5,377	-5,775	8,914
B2	-12,386	-13,613	-10,200
B8	-2,683	-6,714	23,829
D1	27,090	30,009	32,674
D2	-1,181	-608	-38,874
Sui Generis	3,292	3,657	17,331
TOTAL	5,693	6,788	51,223

Table 5.11: Net additional floorspace by type 2018/19 (completed and consent permissions combined) (Source: MBC 2019)

Indicator SA41: Unemployment rate

5.46 See Local Plan Indicator M22.

6. Appendices

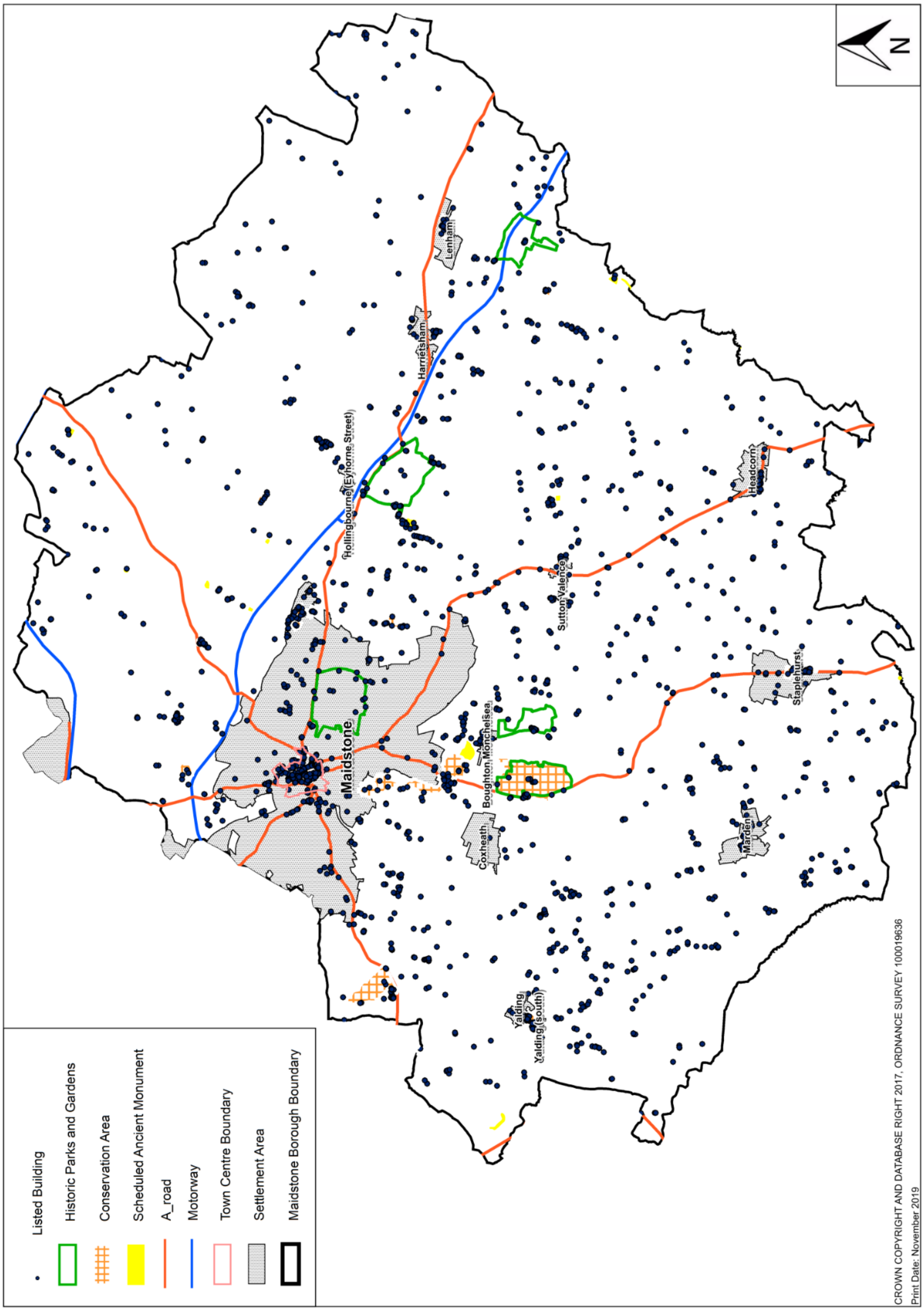
Appendix 1 – Built and Natural Environment Assets and Constraints

Built Environment Assets	2018	2019
Conservation areas	41	41
Listed Buildings	2,023	2,024
Grade I	42	42
Grade II*	105	105
Grade II	1,876	1,877
Scheduled Ancient Monuments	26	26
Parks and Gardens of Special Historic Interest	5	5
Gardens of County Level historic importance	9	9

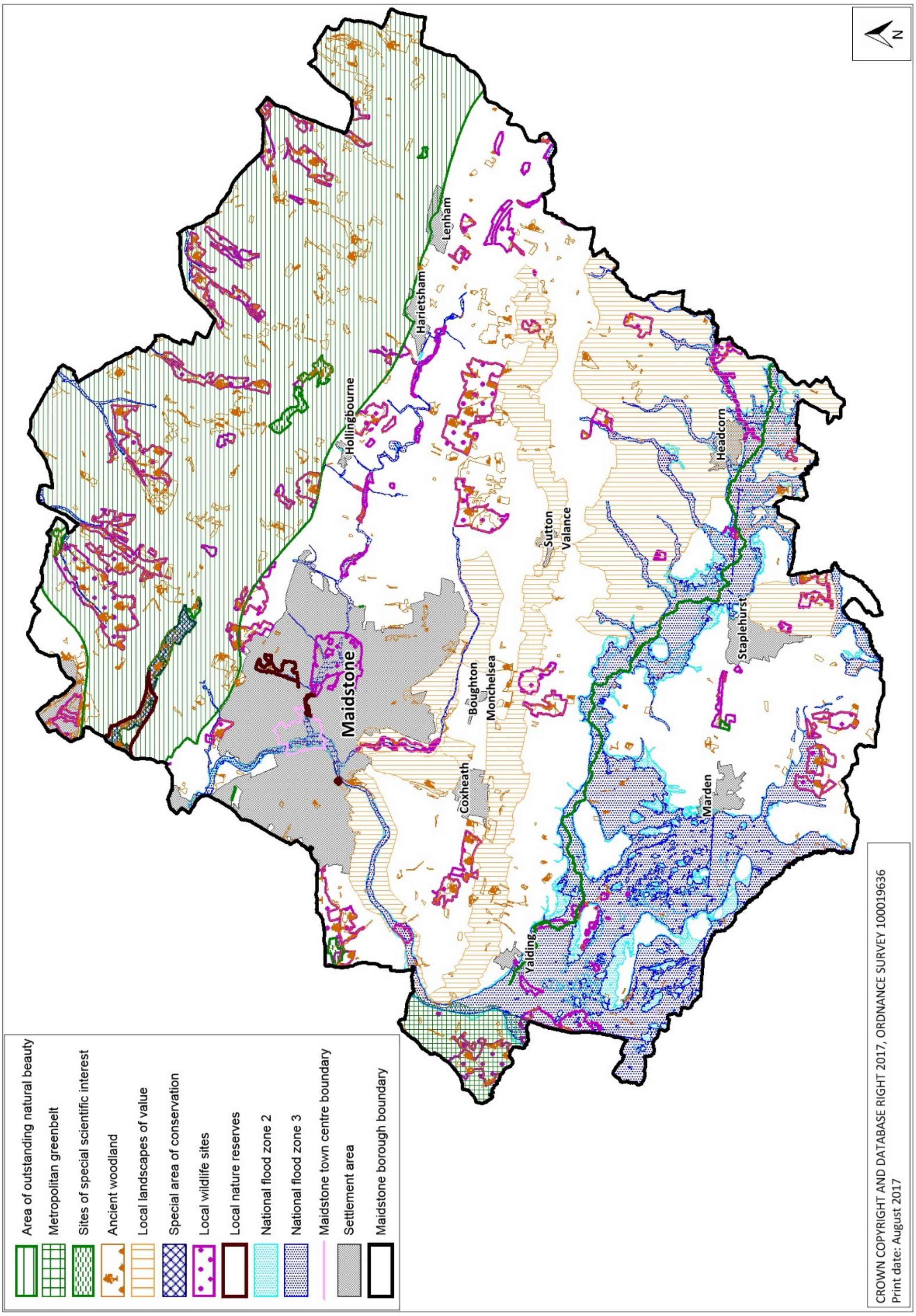
Table 6.1: Key assets of the built environment (Source: Historic England 2019)

	2018			2019		
Natural Environment Assets and Constraints	KM²	% of Borough	Number	KM²	% of Borough	Number
Total area of the Borough	391.88			391.88		
Metropolitan Green Belt	5.27	1.34%		5.27	1.34%	
Area of Outstanding Natural Beauty	106.8	27.25%		106.8	27.25%	
National Flood Zone 3	41.39	10.56%		41.39	10.56%	
National Flood Zone 2	25.05	6.39%		25.05	6.39%	
Landscape of Local Value	75.58	19.29%		75.58	19.29%	
Ancient Woodland (semi-natural and replanted)	28.29	7.22%		28.29	7.22%	
Special Area of Conservation	1.42	0.36%		1.42	0.36%	
Sites of Special Scientific Interest	4.92	1.25%	9	4.92	1.25%	9
Local Wildlife Sites	23.85	6.09%	62	23.85	6.09%	62
Roadside Verges of Nature Conservation Interest			34			34
Local Nature Reserves	0.33	0.08%	3	0.33	0.08%	3

Table 6.2: Key assets and constraints of the natural environment (Source: MBC 2019).



Map: 6.1: Key assets and constraints of the built environment (Source: MBC 2019)



Map 6.2 : Key assets and constraints of the natural environment (Source: MBC 2017)

Appendix 2 – Duty to Cooperate

Who was the meeting with?	Topic area/What was discussed?	When was the meeting?
Medway	Medway Local Plan progress	May 2018
KCC (Minerals and Waste)/Swale Borough Council /Canterbury City Council/Dartford Borough Council/Gravesham Borough Council/Ebbsfleet Development Corporation	Approach to minerals safeguarding in the consultation draft Minerals and Waste Local Plan Review/Approach to safeguarding and associated requirement for minerals assessments for existing adopted LP allocations, site assessments at LPR stage and DM process.	May 2018
Swale Borough Council	Swale LP Review and Maidstone LP Review/ Update on each authority's local plan review, transport modelling, sustainability appraisal and habitat regulations assessment	May 2018
KCC	Regular 'Alternative Transport' meetings to discuss progress of the ITS actions	May 2018
Tunbridge Wells Borough Council	Local Plan updates and cross boundary issues	June 2018
KCC	Local Plan Review update; way forward with KCC input into the LPR	July 2018
KCC	Maidstone Walking and Cycling Route Audit - prioritising schemes within walking and cycling assessment	July 2018
KCC	Regular 'Alternative Transport' meetings to discuss progress of the ITS actions	July 2018

KCC (Highways)	Specific meeting with MBC and KCC Highways Officers to understand baseline position with respect highway capacity and safety.	September 2018
Tonbridge and Malling Borough Council	Tonbridge and Malling Regulation 19 plan; progress with MBC's LPR/Key aspects of TMBC plan which have implications for MBC - air quality, transport, HRA; progress and future work schedule with MBC LPR	October 2018
KCC	Local Plan Review update; way forward with KCC input into the LPR	November 2018
KCC	Regular 'Alternative Transport' meetings to discuss progress of the ITS actions - air quality	November 2018
KCC	Regular 'Alternative Transport' meetings to discuss progress of the ITS actions - health	November 2018
Ashford Borough Council/Medway/Tonbridge and Malling Borough Council/Tunbridge Wells Borough Council/Swale Borough Council	Economic Development Needs evidence - Requesting feedback on proposed methodology for retail and employment	January 2019
Tonbridge and Malling Borough Council and Ashford Borough Council	SHMA - whether TMBC and ABC want to collaborate on a joint commission for the SHMA	February 2019
KCC (Minerals and Waste)	Draft Statement of Common Ground concerning Minerals & Waste safeguarding and site allocation	March 2019

Table 6.3: Summary of duty to cooperate engagement with neighbouring authorities.

Appendix 3 – Glossary

Acronym	Term	Description
	Affordable Housing	**The NPPF defines affordable housing as:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared

		ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
AMR	Authority Monitoring Report	The Monitoring Report provides a framework with which to monitor and review the effectiveness of local plans and policies.
	Ancient woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
AQMA	Air Quality Management Area	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
AQIA	Air Quality Impact Assessment	AQIA considers the potential impacts of pollution from individual and cumulative development, and to demonstrate how air quality impacts of the development will be mitigated to acceptable levels.
	Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Use Classification.
	Brownfield Land	See Previously Developed Land
DEFRA	Department for Environment, Food and Rural Affairs	UK government department responsible for safeguarding the natural environment, supporting the world-leading food and farming industry, and sustaining a thriving rural economy. The department's broad remit means they play a major role in people's day-to-day life, from the food people eat, and the air people breathe, to the water people drink.
	Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
	Development Plan	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also

		part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
DPD	Development Plan Document	A DPD is a spatial planning document that is subject to independent examination. Under new regulations, DPDs are now known as local plans.
DfE	Department for Education	The Department for Education is responsible for children's services and education, including early years, schools, higher and further education policy, apprenticeships and wider skills in England.
DfT	Department for Transport	The DfT works with its agencies and partners to support the transport network that helps the UK's businesses and gets people and goods travelling around the country. They plan and invest in transport infrastructure to keep the UK on the move.
	Environment Agency	The Environment is the leading public body for protecting and improving the environment in England and Wales, with particular responsibilities for river, flooding and pollution. (www.environment-agency.gov.uk)
	Historic England	Historic England is the government's expert advisor on the country's heritage. Historic England gives advice to local planning authorities, government departments, developers and owners on development proposals affecting the historic environment.
	Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
	Housing Topic Paper	Topic paper produced as part of the evidence base for the Maidstone Borough Local Plan. The topic paper can be found here: https://www.maidstone.gov.uk/__data/assets/pdf_file/0014/121118/SUB-005-Housing-Topic-Paper-May-2016.pdf Housing topic paper addendum can be found here: https://www.maidstone.gov.uk/__data/assets/pdf_file/0019/131716/SUB-005-A-Housing-Topic-Paper-Addendum-August-2016.pdf
IDP	Infrastructure Delivery Plan	The Infrastructure Delivery Plan identifies the infrastructure schemes necessary to support the development proposed in the Local Plan and outlines how and when these will be delivered.
IMD	Index of Multiple Deprivation	The Index of Multiple Deprivation provides a relative measure of deprivation at small area level across England. Areas are ranked from least deprived to

		most deprived on seven different dimensions of deprivation and an overall composite measure of multiple deprivation. The domains are used are: income deprivation; employment deprivation; education, skills and training deprivation; health deprivation and disability; crime; barriers to housing and services; and living environment deprivation.
ITS	Integrated Transport Strategy	The Integrated Transport Strategy 2011-2031 assesses the principal existing and future challenges affecting the transport network, including taking account of jobs and housing growth, the recognises that the population of the urban area and dispersed villages bring different challenges and solutions.
JSA	Jobseeker's Allowance	Jobseeker's Allowance is an unemployment benefit people can claim while looking for work.
KCC	Kent County Council	The county planning authority, responsible for producing the Kent Minerals and Waste Local Plans. Kent County Council is also responsible for roads, schools, libraries and social services in the county.
LDS	Local Development Scheme	A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). This must specify (among other matters) the development plan documents (i.e. local plans) which, when prepared, will comprise part of the development plan for the area. Local planning authorities are encouraged to include details of other documents which form (or will form) part of the development plan for the area, such as Neighbourhood Plans.
LNR	Local Nature Reserves	Local nature reserves are formally designated areas. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. (www.naturalengland.org.uk)
	Maidstone Borough Local Plan	The Maidstone Borough Local Plan is the key document that sets the framework to guide the future development of the borough. It plans for homes, jobs, shopping, leisure and the environment, as well as the associated infrastructure to support new development. It explains the 'why, what, where, when and how' development will be delivered through a strategy that plans for growth and regeneration whilst at the same time protects and enhances the borough's natural and built assets. The plan covers the period from 2011 and 2031.
MBC	Maidstone Borough Council	The local planning authority responsible for producing the local plan and supplementary planning documents.

MHCLG	The Ministry of Housng Communities and Local Government's	The Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) job is to create great places to live and work, and to give more power to local people to shape what happens in their area.
NOMIS		Nomis is a service provided by the Office for National Statistics, ONS, providing the most detailed and up-to-date UK labour market statistics from official sources.
ONS	Office for National Statistics	The Office for National Statistics (ONS) is the executive office of the UK Statistics Authority, a non-ministerial department which reports directly to Parliament. ONS is the UK Government's single largest statistical producer and is responsible for the production of a wide range of economic and social statistics.
	Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
	Self-build and custom-build housing	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.
SCAP	Schools Capacity Survey	The school capacity survey is a statutory data collection that all local authorities must complete every year. Local authorities must submit data about: school capacity (the number if places and pupils in a school), pupil forecasts (an estimation of how many pupils there will be in future), capital spend (the money schools and local authorities spend on their buildings and facilities).
SCI	Statement of Community Involvement	The SCI specifies how the community and stakeholders will be involved in the process of preparing local planning policy documents.
SHMA	Strategic Housing Market	A Strategic Housing Market Assessment assessed the local planning authority/s full objectively assessed need for new homes. This is expressed as

	Assessment	the number of new homes needed over the time period the local plan covers. The SHMA also considers affordable housing needs and the need for additional care home places. The National Planning Practice Guidance advises that local planning authorities work with neighbouring authorities where housing market areas cross administrative boundaries.
SPD	Supplementary planning documents	An SPD provides further detail to a policy or a group of policies set out in a local plan. A SPD can provide additional detail about how a policy should be applied in practice. SPDs are a material consideration in planning decisions but are not part of the development plan.
	Sustainability Appraisal	The SA is a tool for appraising policies to ensure they reflect sustainable development objectives, including social, economic and environmental objectives.
	Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
	Windfall sites	Sites not specifically identified in the development plan

Table 6.4: Glossary of terms