

Find out more

Copies of the Core Strategy are available:

- to inspect at Maidstone Gateway and all libraries in Maidstone Borough
- on our website - www.maidstone.gov.uk/ldf
- on request in paper format or on CD

There will be a drop-in centre at the Town Hall, High Street, Maidstone, 10am - 4pm, Mondays to Fridays from 2 September to 14 October 2011.

You can also visit our road shows at venues across the borough – see the website for details.

Have your say

We want to hear your views to make sure we have got this plan right. You can make comments, referred to as representations, until 11.59pm on 14 October:

You can request copies of the Core Strategy, make comments and find out about the road shows:

- online** using our web based consultation system at <http://maidstone-consult.limehouse.co.uk/portal>
- By completing a questionnaire** that will be available at our road shows
- By email:** ldf@maidstone.gov.uk
- By letter:** Spatial Policy team, Maidstone House, King Street, Maidstone ME15 6JQ
- By phone:** 01622 602000

Keep in touch – ask to go on the Core Strategy Consultation List!

We will consider everything you say before we publish a revised Core Strategy for formal consultation in Spring 2012

Timetable for the Core Strategy:

Informal consultation	Autumn 2011
Formal consultation on revised Core Strategy	Spring 2012
Submission to Secretary of State	Summer 2012
Independent examination at Public Inquiry	Autumn 2012
Adoption	Early 2013



Maidstone Borough Council Core Strategy Consultation 2011 Important - this affects YOU



**MAIDSTONE BOROUGH
tomorrow...
Have YOUR SAY today**



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How the Core Strategy affects your community

"This consultation is a chance for us all to have a say about how we would like Maidstone Borough to develop in the future.



The Core Strategy will be used when considering planning applications. It will provide a framework for the development of our borough until 2026 and it will plan for homes, jobs, shopping, leisure and the environment, and the roads and services to support them.

The Council's vision is for Maidstone to have a growing economy and to remain a great place to live."

Chris Garland
Leader of Maidstone Borough Council

Homes

We need to plan for 10,080 homes between 2006 and 2026. We have already built more than 3,300 of these homes.

- 80% in and around Maidstone.
- 20% in and around Harrietsham, Headcorn, Lenham, Marden and Staplehurst.

We want decent, affordable housing in the right places across a mix of sizes and tenures.

We are looking at environmentally friendly homes, affordable housing, local needs housing and accommodation for gypsies and travellers.

Jobs, shopping and Maidstone town centre

We want Maidstone to have a growing economy, with a transport system that supports the local economy, and with rising employment, catering for a range of skill sets to meet the demands of the local economy.

We are looking at:

- Research and development based employment around the approved medical clinic at M20 junction 7.
- 11 hectares of employment land close to M20 Junction 8. Development will be controlled by a development brief that will say what is expected in terms of types and sizes of buildings and the quality of design and landscaping.
- Regeneration of Maidstone town centre for employment.
- New shopping opportunities in Maidstone town centre.



Countryside and the environment

We want Maidstone to continue to be a clean and attractive environment for people who live in and visit the borough.

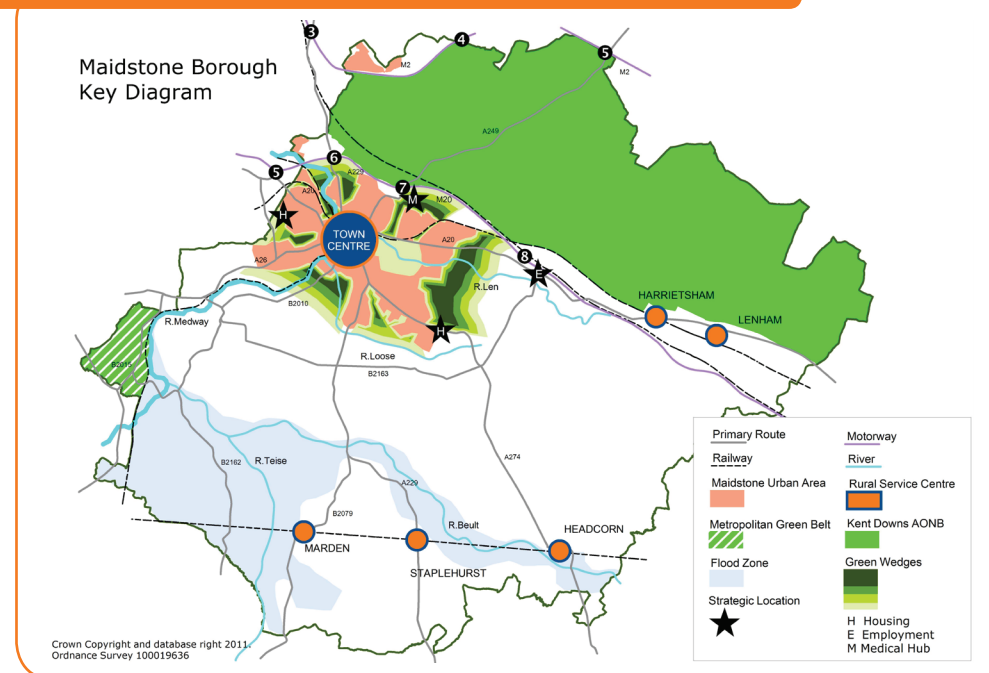
We are looking at:

- Maintaining and enhancing the green wedges that bring the countryside into Maidstone's urban area.
- Development which will contribute to the character of the borough's countryside.
- Protecting and encouraging animal and plant diversity.
- A 'green and blue network' to link open spaces, rivers and streams.

Development sites

The Core Strategy will not allocate sites. These will be decided in a Development Plan Document, which will come after the Core Strategy. We will consult on this next year.

The main locations



Policies in the Core Strategy

CS1 Borough Wide Strategy. Sets out that we are looking for 10,080 dwellings and 10,000 jobs to be created between 2006 and 2026. Strategic locations (not specific sites) are identified for housing at north west and south east Maidstone, and strategic locations for medical research and development at Junction 7 of the M20 and employment development at Junction 8 of the M20. Rural service centres - Harrietsham, Headcorn, Lenham, Marden and Staplehurst - will be the location for some housing and employment.

CS2 Maidstone Town Centre. Prioritises the development and regeneration of the town centre. The town centre will be the preferred location for significant retail, office, leisure, cultural and tourism development as well as higher and further education.

CS3 Maidstone Urban Area. Looks to maintain and enhance the area.

CS4 Rural Service Centres. Harrietsham, Headcorn, Lenham, Marden and Staplehurst are Rural Service Centres

CS5 Countryside. Protects the local economy and local landscape character.

CS6 Sustainable Design and Development. Sets out the design principles that development will be expected to meet.

CS7 Sustainable Transport. Supports the role of Maidstone as a regionally important transport hub and sets criteria that development will have to meet.

CS8 Economic Development. Commits the council to improving the economy of the borough in line with the economic development strategy.

CS9 Housing Mix. Aims to ensure the delivery of sustainable mixed communities.

CS10 Affordable Housing. Sets a target of 40% affordable housing on certain sites and provides criteria for the housing to remain affordable for ever.

CS11 Local Needs Housing. Commits the council to working with partners to bring forward local needs housing.

CS12 Gypsy and Traveller Accommodation. Reflects the council's responsibility to provide accommodation for 71 pitches up to 2016.

CS13 Natural Assets. Protects and enhances natural assets.

CS14 Infrastructure Delivery. Requires best use to be made of existing infrastructure first and then for developers to provide towards the provision of new facilities needed as a result of their development