This document is produced by

Maidstone Borough Council

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Contents

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 over the monitoring period 1st April 2016 to 31st March 2017.

1.2 During the monitoring year 2016/17 the borough's adopted development plan comprised the saved policies from the Maidstone Borough-wide Local Plan (2000), the Kent Minerals and Waste Local Plan, Affordable Housing and Open Space Development Plan Documents (DPD) and Neighbourhood Development Plans. These documents are available to view and download from the Council's website. The Council has been preparing a new local plan and, following several stages of public consultation, the Maidstone Borough Local Plan was submitted on 20 May 2016 in preparation for public examination. Local Plan examination hearing sessions were held between October 2016 and January 2017 and the Local Plan inspector issued his interim findings on the examination on 22 December 2016.

1.3 The AMR includes a profile of Maidstone, which focuses on the broader and more descriptive character of the borough: its demographic, economic, social and environmental structure. The report often includes a series of data so that changes over time can be understood. It reviews the progress of the development plan against the timetable for plan making set out in the Council's Local Development Scheme and reports on the progress of the preparation of Neighbourhood Development Plans. The AMR contains a section on the Kent Minerals and Waste Local Plan; an outline of the progress of the Council's Community Infrastructure Levy; and an update on the requirement for continued collaboration with partners over strategic cross-boundary issues through the 'duty to cooperate'. The performance of local plan policies is monitored in accordance with the key monitoring indicators of the Local Plan 2017. A glossary of terms is included to assist the reader.

1.4 Some of the key points highlighted in the AMR 2017 include:

- The Council is continuing to meet its objectively assessed needs for housing and, as at 1 April 2017, it has 6.3 years worth readily available housing sites;
- Completed dwellings on sites allocated within the Local Plan 2017 have been in line with the allocations targets.
- Affordable housing is being secured in accordance with Local Plan 2017 policies, but completion rates are lower than targets as a result of the high proportion of completed dwellings on prior notification schemes during 2016/17 which do not require affordable housing contributions;
- Homeless households within the borough has risen by 26% between 2011 and 2016.
- There has been a net loss in both consented and completed B class floorspace. Most of this loss can be attributed to prior notifications for conversion from office to residential.
- There has been an increase of 954sqm in net sales area of comparison and convenience retail floorspace from completed permissions. However, consent permissions result in a loss of 2,619sqm (net sales).

- The Loose and Staplehurst Neighbourhood Plan has been 'made' on 7 December 2016;
- The Local Plan 2017 completed its examination in public in January 2017; and
- The Local Plan 2017 was adopted and the Community Infrastructure Levy charging rates were agreed by Full Council on 25 October 2017.

Maidstone Profile

2.1 The Maidstone profile indicators have been chosen, including recommendations from the Council's Sustainability Appraisal 2017 to reveal the broader descriptive character of the borough in terms of the demographic, economic, social and environmental characteristics in Maidstone. The following section includes statistical data and commentary, illustrating historic trends where data is available. The profile indicators focus on the key characteristics of the area and local issues, setting the scene for planning the future growth of the borough.

2.2 The demographic structure contains data on population and migration. The economic structure reviews house prices and sales, earnings and commuting patterns. The social profile includes education achievements, crime statistics and data on areas of deprivation. The built and natural environment section highlights the borough's assets and constraints.it also contains indicators that have been recommended within the Maidstone Sustainability .

Demographic Structure

Population

2.3 Maidstone's population in mid 2016 was estimated as 166,360 persons compared to 145,307 in 2006, an estimated rise of 21,053 or 14.5%. In 2016 the estimated population was made up of 51% females and 49% males. The largest three age groups in 2016, 40-44, 45-49 and 50-54 make up 21% of the total population. The percentage of males and females are generally equal up to the age of 74 with the proportion of males decreasing from the age of 75. Comparisons between 2006 and 2016 show that in both years the proportion of persons drop in the age range 20-24 and that the highest proportion of residents has changed from 40-44 in 2006 to 45-49 in 2016 (Figure 2.1).

2.4 In the twelve years to 2014/15 the average total net migration inflow per year was 1,386 people. Total migration fell considerably in the year 2011/12, but since 2012/13 total migration has steadily climbed and has been higher in the years 2013/14 and 2014/15 than the previous peak in 2006/07. In 2014/15 internal migration makes up the greater proportion of net migration at 55%, compared to only 38% in 2006/07 (Figure 2.2).

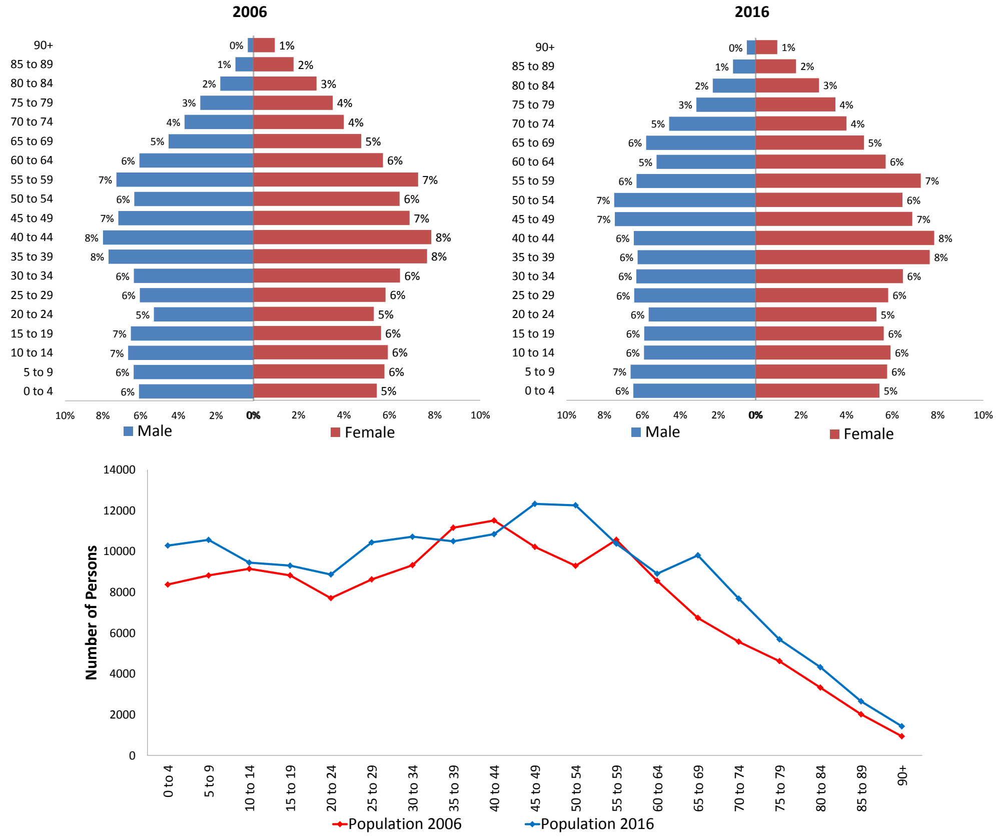


Figure 2.1 Population of Maidstone Borough 2006 & 2016 (source: ONS 2006 & 2016 ward population estimates for England and Wales)

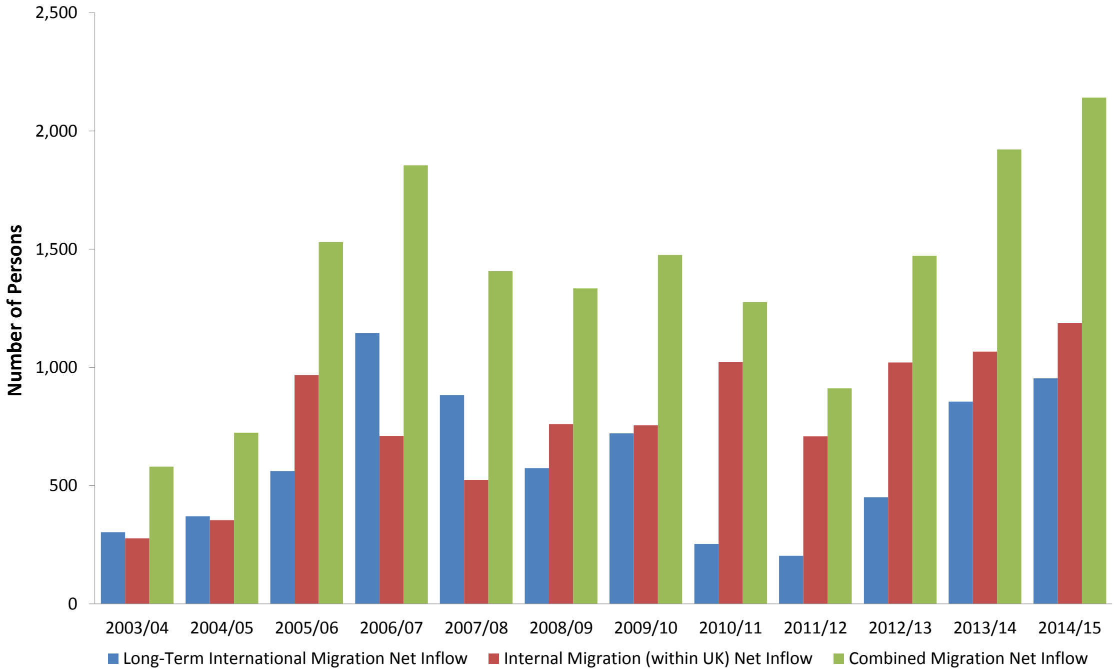


Figure 2.2 Maidstone Borough Council International and internal migration (source: ONS migration indicators August 2016)

Economic Structure

Housing stock, prices and sales

2.5 There are 69,210 dwellings in Maidstone Borough (KCC March 2017). The average household size is 2.4 people, which is comparable to household sizes across the county, the region and nationally (Table 2.1).

2.6 Since 2011 house prices in Maidstone have been steadily climbing with detached dwellings showing the highest price rise and flats/maisonettes showing only a minimal rise. In 2017 quarter 1 the average housing price in Maidstone had risen to the same average as Kent (Table 2.2 and Figure 2.3).

2.7 The total number of house sales per annum increased steadily between 2011 and 2014, but since 2015 there has been a sharp decrease, a trend reflected in Kent and the South East (Table 2.3). Semi detached house sales have fallen from a peak of 33% of sales in 2012 to 30% of sales in 2016, since 2012 there has been a steady increase in sales of flats/maisonettes (Figure 2.4).

Maidstone	Kent (including Medway)	South East	England
63,477	711,847	3,555,463	22,063,368
2.4	2.4	2.4	2.4

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

	2011	2012	2013	2014	2015	2016
Maidstone	-5.91	3.92	1.20	6.95	10.47	6.59
Kent (excluding Medway)	-3.17	1.55	2.84	6.02	8.58	5.03
South East	-1.64	1.78	2.66	6.23	7.84	7.64

Table 2.2 All dwellings annual house price % change (source: KCC House prices & transactions bulletin 2016)

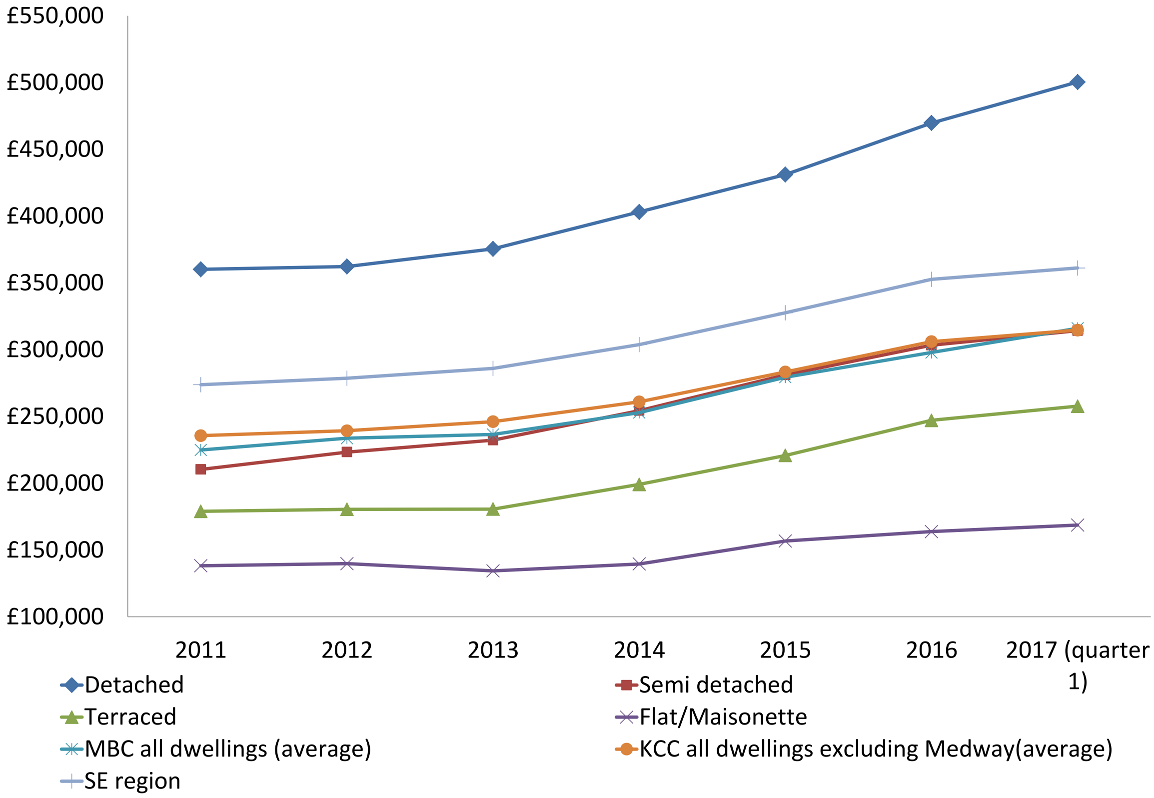


Figure 2.3 Maidstone annual house price change (source: KCC House prices & transactions bulletin 2016 & 2017)

	2011	2012	2013	2014	2015	2016
Maidstone	1,997	2,038	2,349	2,915	2,692	2,015
Kent (execluding Medway)	18,877	19,123	22,497	27,237	26,455	19,114
South East	156,122	160,059	190,971	224,795	213,054	148,404

Table 2.3 Number of house sales (source: KCC house prices & transactions bulletin 2017)

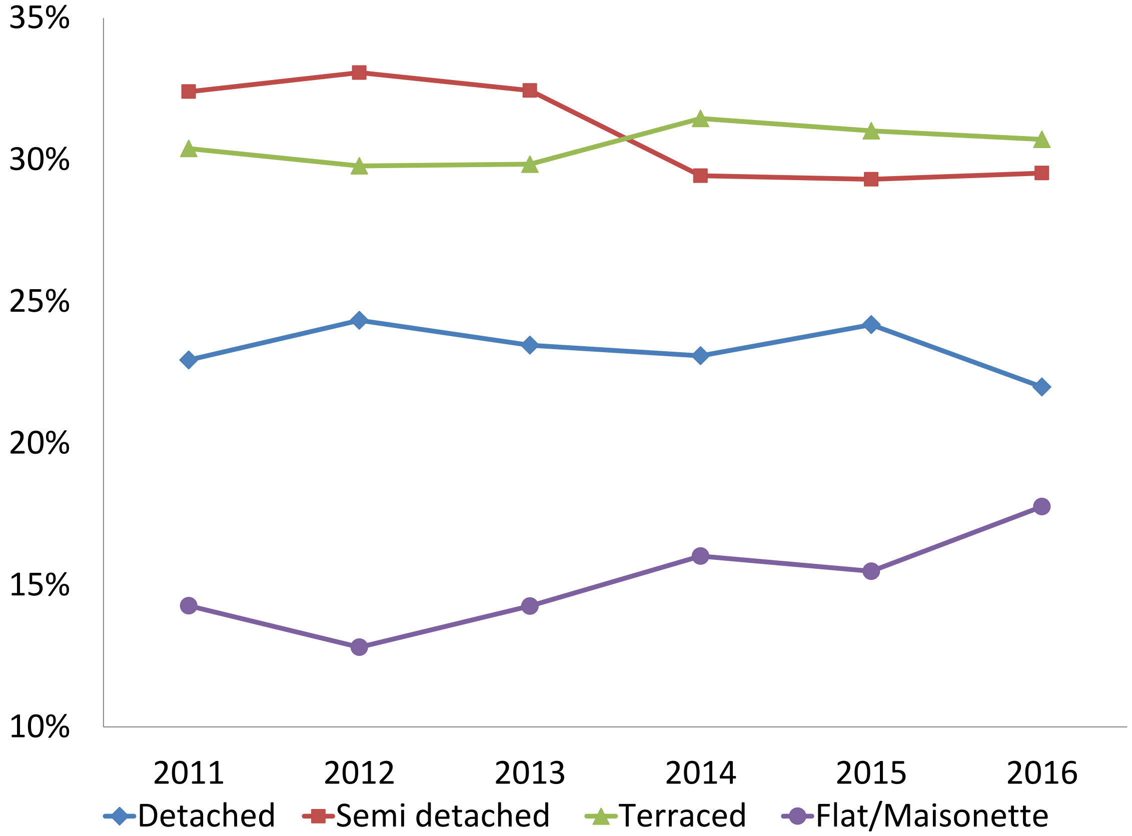


Figure 2.4 Maidstone types of house sold as a percentage of total house sales (source: KCC House Prices and Transcations Bulletin 2016)

Vacant dwellings

2.8 There has been a 34% fall in vacant dwellings in Maidstone between 2011 and 2016, a higher trend than reflected in Kent and England both at 18% (Table 2.4). Long term vacancy rates have also fallen in Maidstone by 42% between 2011 and 2016, compared to Kent (excluding Medway) 29% and England 28% (Figure 2.5).

2.9 Vacant dwellings in Maidstone make up 1.50% of total dwelling stock (69,210 homes), which is lower than Kent (excluding Medway) 2.43% of total dwelling stock (659,450 homes) and England 2.46% of total dwelling stock (23,986,070) (KCC Vacant and Empty Dwelling bulletin 2016).

	2011	2012	2013	2014	2015	2016
Maidstone	1,583	1,401	1,239	1,112	1,017	1,039
Kent (excluding Medway)	19,621	19,012	16,640	15,790	15,470	16,009
England	719,352	704,357	635,127	610,123	600,179	589,766

Table 2.4 Vacant dwellings (source: KCC Vacant and Empty Dwellings bulletin 2016)

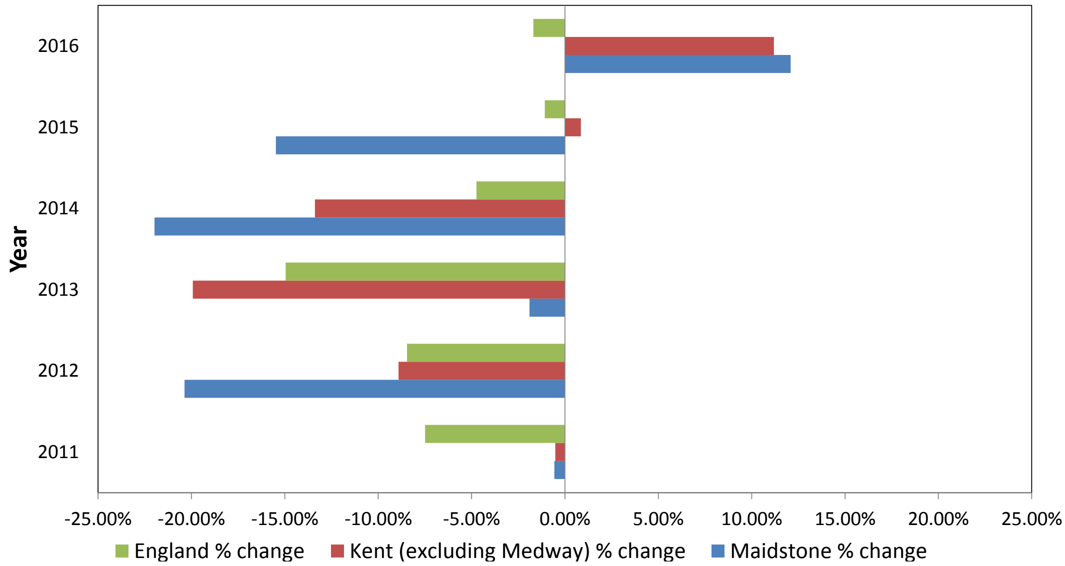


Figure 2.5 Long term vacancy rate change (source: KCC Vacant and Empty dwellings bulletin 2016)

Employment by occupation, earnings and commuting patterns

2.10 Figure 2.6 shows that professional occupation workers (resident population) are the largest employment group for Maidstone (19%) followed by both manager directors and senior officials and associate professional and technical workers (15%). The Council strives to maintain a balance of job opportunities within the borough, reflected through the policies of the Local Plan 2017 and the Maidstone Economic Development Strategy.

2.11 Maidstone Borough has a low wage economy: there is a disparity between residence earnings and work place earnings (Figure 2.7). Wages are higher for the economically active population who live in Maidstone and commute out to work in London and other locations compared to those who work in the borough. Maidstone has an internal commuting flow of 30,693 economically active people who are living and working within the borough. The figures exclude persons who usually work from home or have no fixed place of work.

2.12 Table 2.5 shows net commuting patterns between Maidstone and London, and the seven local authority areas with which Maidstone has the highest levels of commuting flows. From the seven local authority areas, 49% of the total commuting flow are workers coming into Maidstone Borough. There is a high proportion of workers commuting out to Tonbridge and Malling (58%) and all London metropolitan boroughs (83%). Medway has the highest proportion of workers commuting into Maidstone (65%). These patterns reflect Maidstone's strong transport links with the M20 motorway junctions 5,6,7 and 8, three railways lines across the borough and good public transport links with the Medway Towns.

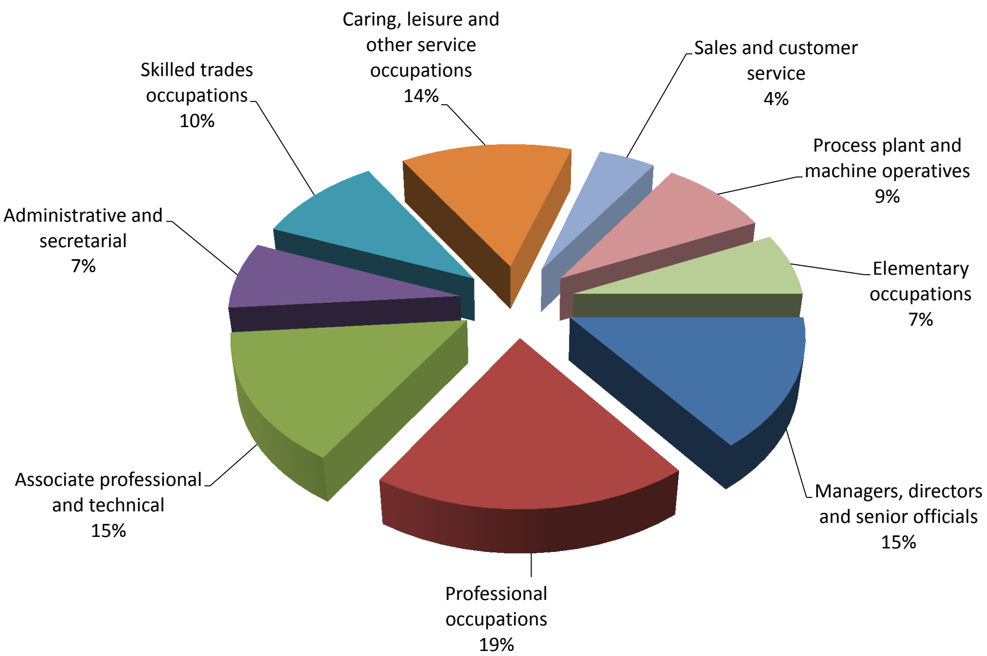
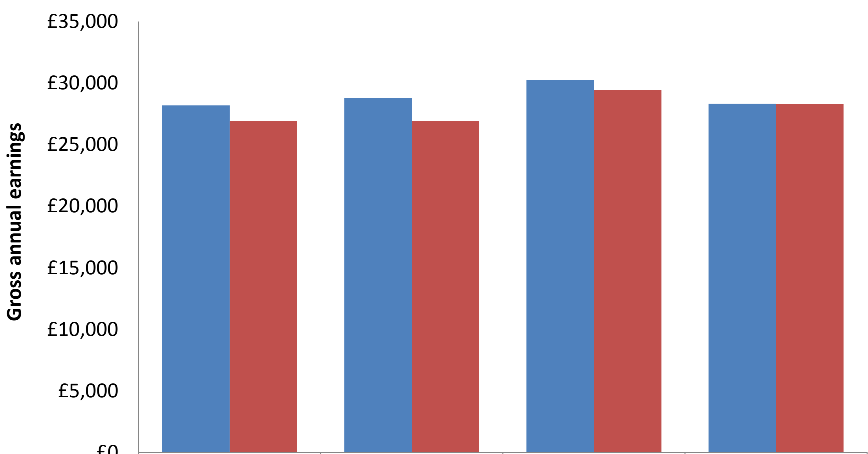


Figure 2.6 Employment by occupation 2016/17 (source: NOMIS 2017)



	Maidstone	Kent	South East	England
Residence Earnings	£28,179	£28,772	£30,264	£28,324
Work Place Earnings	£26,920	£26,910	£29,432	£28,298

Figure 2.7 Workplace and residence-based earnings 2016 (source: NOMIS 2017)

Local Authority	Commuting in	Commuting out	Net commuting flow
Tonbridge and Malling	5,471	7,479	- 2,008
Medway	7,578	4,165	3,413
Swale	3,190	1,533	1,657
Ashford	2,882	1,636	1,246
Tunbridge Wells	1,838	2,671	- 833
Canterbury	1,090	517	573
Gravesham	901	569	332
London	1,491	7,325	- 5,834
Total	**24,441**	**25,895**	**- 1,454**

Table 2.5 Maidstone commuting flows (source: NOMIS census data 2011)

Types of business units

2.13 Maidstone has shown steady growth in the number of businesses from 2011 to 2016 a trend reflected in Kent and the South East. Micro businesses (0 to 9 employees) had the largest growth during the period, rising from 5,355 to 6,306, a change of 18% (Figure 2.8).

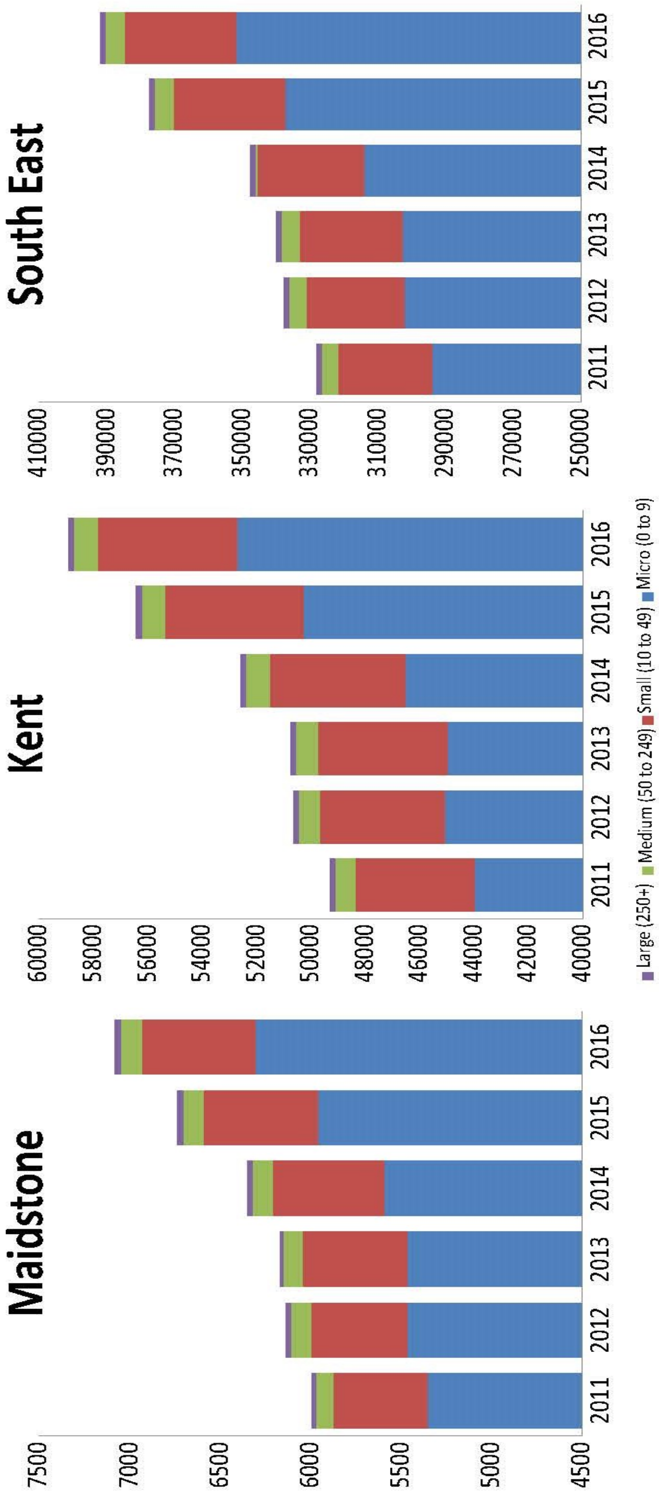


Figure 2.8 Business enterprise counts 2016 (source: NOMIS 2017)

Tourism

2.14 Between 2014 and 2016 the number of nights stayed by overseas visitors to Maidstone increased by 6% (Table 2.6). There has been a steady increase in visiting friends or relatives by overseas visitors as the reason to visit, whilst visits for holidays has seen a slight decrease (Figure 2.9).

	2014	2015	2016
Nights stayed	517,000	699,000	550,000
Spending (£mil)	26	30	27

Table 2.6 Nights stayed and spending by overseas vistors to Maidstone (source: ONS 2017)

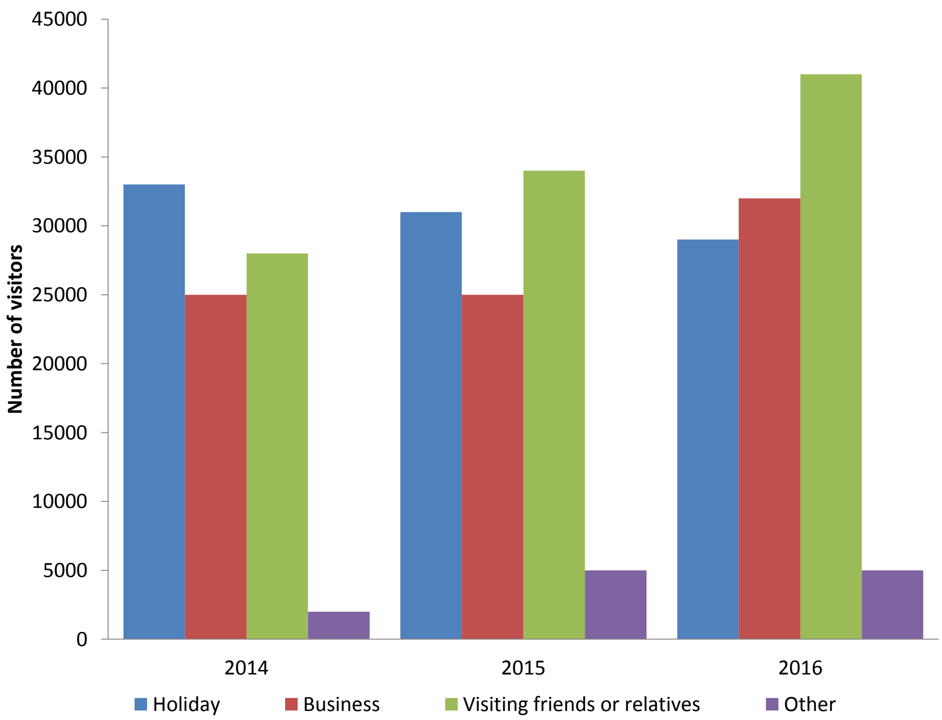


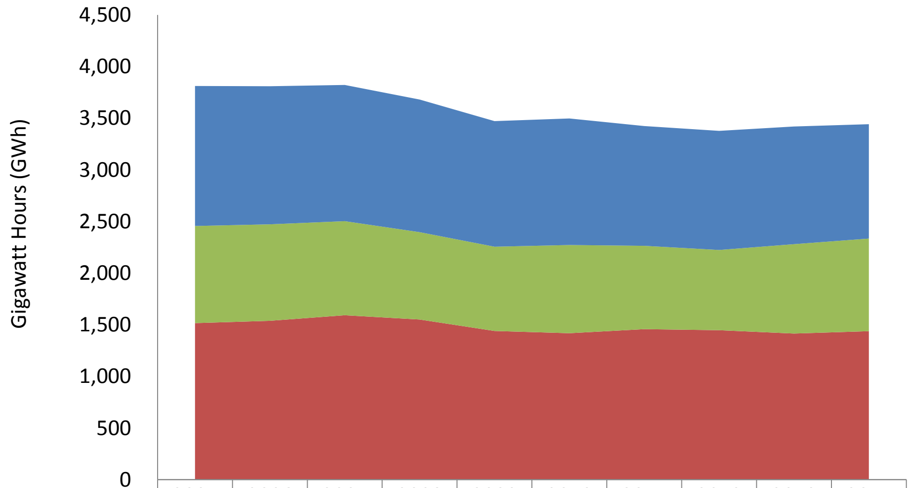
Figure 2.9 Purpose and number of overseas visitors to Maidstone (source: ONS 2017)

Energy

2.15 Maidstone had a slight increase in renewable electricity capacity between 2014 and 2015, a trend that was considerably lower than Kent and England (Table 2.7). There has been a decrease in total energy consumption within Maidstone, with the largest decrease in domestic (Figure 2.9).

	2014	2015	% change
Maidstone	56	58	3%
Kent Local Authority average	116	135	16%
England Local Authority average	45	58	30%

Table 2.7 Installed renewable electricity capacity (MW) (source: DBEIS 2016)



	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Domestic	1,356	1,337	1,319	1,284	1,216	1,225	1,160	1,153	1,139	1,107
Industry & Commercial	940	934	911	846	816	854	807	777	865	897
Transport	1,516	1,539	1,592	1,551	1,440	1,418	1,458	1,448	1,415	1,438

Figure 2.10 Maidstone energy consumption by consuming sector (source: DBEIS 2016)

Waste management

2.16 There has been a slight decrease in household waste collected in Maidstone, a trend lower than Kent but similar to the South East (Table 2.8). Between 2011/12 to 2015/16 non-household waste has more than doubled in Maidstone, with the peak in 2012/13, a trend higher than Kent and the South East (Table 2.9).

	2011/12	2012/13	2013/14	2014/15	2015/16	2011-2016 % change
Maidstone	350	332	352	352	347	-1%
Kent (excluding Medway)	360	349	351	352	345	-5%
South East	362	354	359	362	356	-2%

Table 2.8 Collected household waste per person (kg) (source: DEFRA 2017)

	2011/12	2012/13	2013/14	2014/15	2015/16	2011-2016 % Change
Maidstone	214	1,603	1,054	558	523	144%
Kent (excluding Medway)	9,229	10,590	13,190	17,462	14,999	62%
South East England	149,122	145,752	158,284	167,979	156,979	5%

Table 2.9 Non-household waste (tonnes) (source: DEFRA 2017)

Social Profile

Education

2.17 The latest data available for Maidstone's education results are set out in figures 2.11, 2.12, 2.13, 2.14, table 2.10 and table 2.11. The achievements overall show:

- A greater percentage of students gaining 5 or more subjects at grades A* to C compared to county and national results;
- Maidstone has had a higher percentage of young people achieving English Baccalaureate compared to the county and nationally;
- A slightly higher percentage of students achieving a least 2 substantial level 3 qualifications than Kent and considerably higher than nationally.
- The number of persons taking up a trade apprenticeship in Maidstone has fallen by 30% between 2015 and 2016, a similar trend reflected in Kent, but is considerably steeper than the South East and nationally.

- In 2016 Maidstone's Primary schools have been at a higher level of capacity than Kent and nationally. And Secondary schools where at a slightly lower percentage of capacity than Kent, but considerably higher than nationally.
- 44% of Maidstone residents over the age of 16 years have a degree or above.

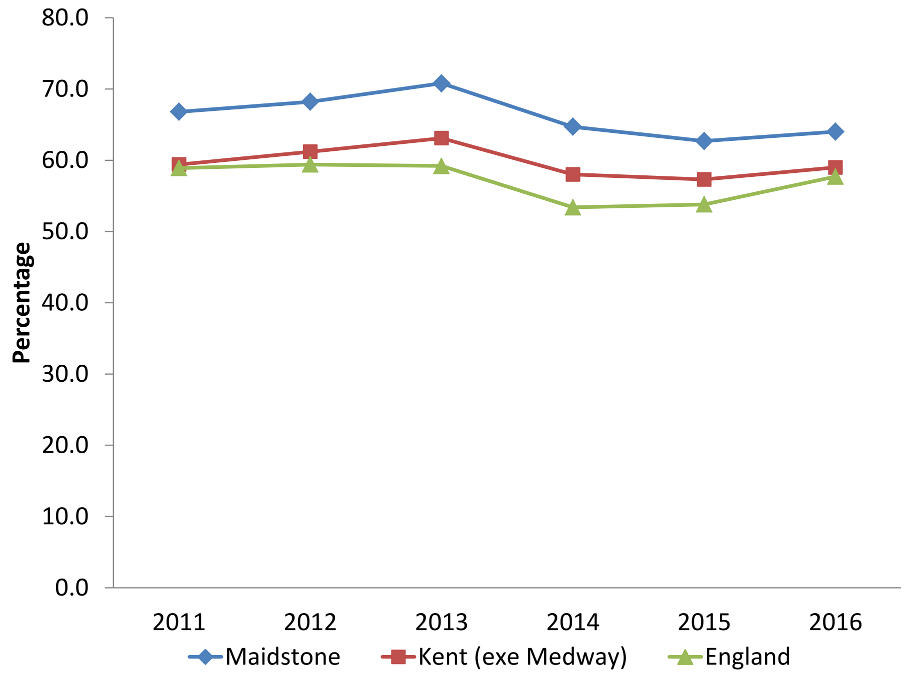


Figure 2.11 Percentage of pupils achieving 5+ A*-C Grades inc. English and Maths (source: KCC 2017)

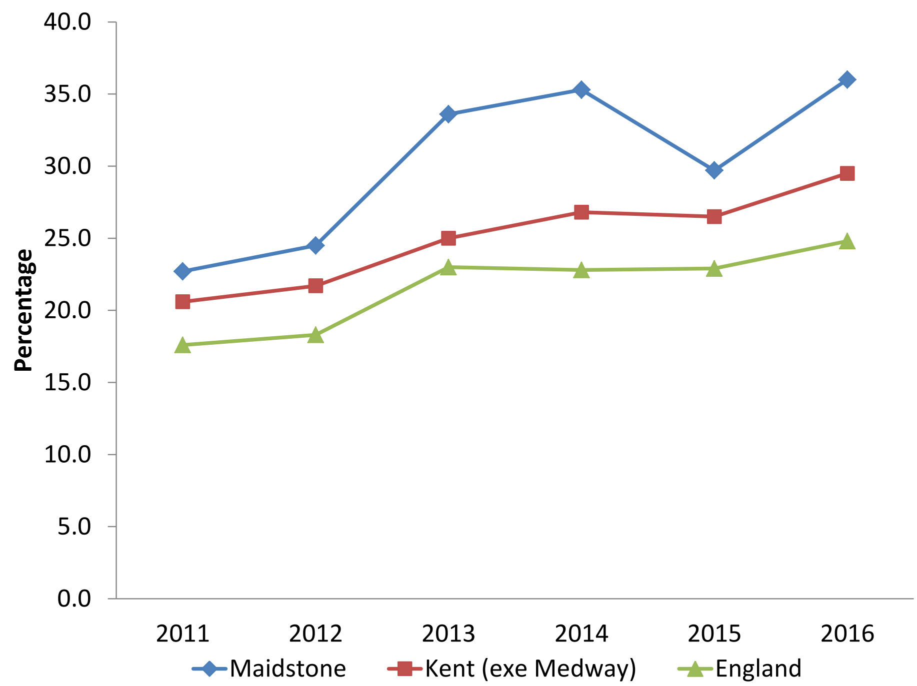


Figure 2.12 Percentage of pupils achieving English Baccalaureate (source: KCC 2017)

	Maidstone	Kent (exe Medway)	England
2015	97.9%	96.7%	89.1%
2014	98.1%	96.7%	90.5%
2013	98.6%	97.1%	92.3%
2012	98.2%	96.4%	93.6%
2011	98.0%	95.1%	94.1%

Table 2.10 Percentage of students achieving at least 2 substantial level 3 qualifications, including A level A* to E or equivalent (source: KCC 2011 to KCC 2015)

	Maidstone	Kent (including Medway)	South East	England
2016	3,700	31,600	159,900	1,019,000
2015	5,400	43,500	173,500	1,060,900
2014	4,500	45,600	182,300	1,109,800
2013	3,400	41,400	182,200	1,128,500
2012	1,300	34,400	177,900	1,156,000
2011	2,300	33,700	184,600	1,162,600

Table 2.11 Number of persons taking up a trade apprenticeship (source: ONS 2017)

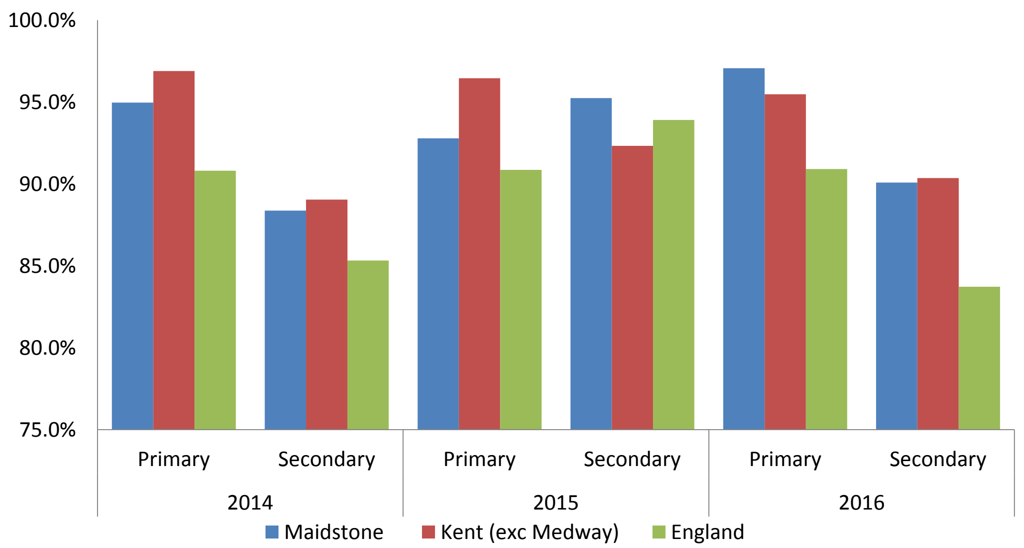


Figure 2.13 State schools capacity (source: KCC 2015, 2016, 2017 & DfE SCAP 2016)

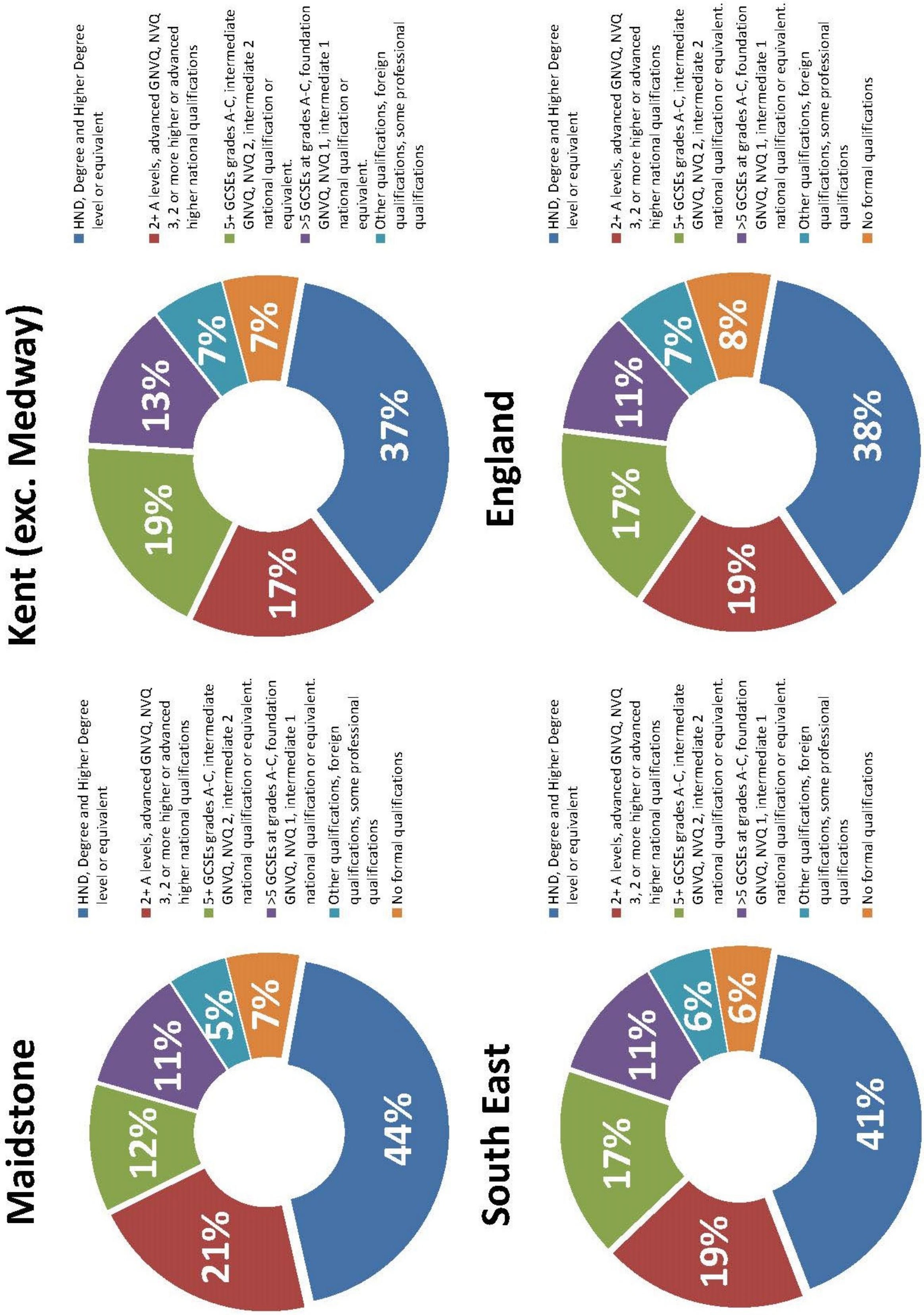


Figure 2.14 Residents highest qualification obtained (source: NOMIS 2016)

Benefit claimants and unemployment

2.18 The Claimant Count is the number of people claiming benefit principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed. Claimants declare that they are out of work, capable of, available for and actively seeking work during the week in which the claim is made. In 2016 there has been an increase in claimants in the borough a trend similar to Kent and England, but lower than the South East

	Maidstone	Kent (excluding Medway)	South East	England
Number of claimants June 2017	1,265	15,520	65,366	661,900
% Rate of claimants	1.2	1.7	1.3	2.2
No. Change since 2016	80	980	4,837	41,489
% Change since 2016	6.8	6.7	8.0	6.7

Table 2.12 Out of Work Benefits (source: NOMIS Claimant Count 2017)

Free school meals

2.19 The percentage of pupils in Maidstone qualifying for free school meals in primary, secondary and special needs education is lower than in Kent and England. The overall proportion of pupils eligible for free school meals has decreased between 2015 and 2017 for each category of pupil across Maidstone, Kent and England (Table 2.11).

	Maidstone			Kent (exe Medway)			England		
	2015	2016	2017	2015	2016	2017	2015	2016	2017
Primary	10.9%	10.1%	10.1%	13.7%	12.5%	12.2%	17.0%	15.6%	15.2%
Secondary	8.1%	8.0%	7.7%	11.7%	10.8%	10.6%	14.6%	13.9%	14.1%
Special Needs	36.5%	32.7%	31.5%	33.7%	32.3%	32.7%	37.2%	36.7%	37.4%
Overall	10.2%	9.6%	9.6%	13.2%	12.1%	11.9%	16.3%	15.2%	15.1%

Table 2.13 Percentage of statutory aged pupils eligible for free schools meals at January 2015 to January 2017 (source: KCC 2017)

Health

2.20 Maidstone has a consistently higher percentage of adults who consider themselves physically active than Kent and nationally (Table 2.14).

	2012	2013	2014	2015
Maidstone	60.9%	58.7%	59.3%	60.7%
Kent	57.2%	57.1%	56.6%	59.0%
England	56.0%	56.0%	57.0%	57.0%

Table 2.14 Percentage of physically active adults (source: Public Health England 2017)

Crime

2.21 Crime statistics are reported annually from the 1 January to 31 December. The definition of each type of offence is shown below:

- Domestic burglaries include burglaries in all inhabited dwellings, including inhabited caravans, houseboats and holiday homes, as well as sheds and garages connected to the main dwelling (for example, by a connecting door).
- A robbery is an incident or offence in which force or the threat of force is used either during or immediately prior to a theft or attempted theft.
- Vehicle offences cover private and commercial vehicles and comprises theft or unauthorised taking of a motor vehicle, aggravated vehicle taking, theft from a vehicle and interfering with a motor vehicle.
- Violence with injury includes all incidents of wounding, assault with injury and robbery which resulted in injury.
- Violence without injury includes all incidents of assault without injury.

2.22 Between 2015 and 2016 Maidstone did not follow county and national trends in crime statistics but reported a lower increase in all reported crime and the rate per 1,000 population (Table 2.15). The Council addresses local crime and disorder through the Safer Maidstone Partnership, and the Maidstone Community Safety Partnership Plan 2013-18 is a rolling five year document which highlights how to tackle community safety issues that matter to the local community. The High Street Ward reported that crime increased from 3,388 to 3,524 offences between 2015 and 2016 (Figure 2.15). The highest number of offences occurred during the spring time, with the lowest being reported during the autumn of both reporting years.

Offence type	Maidstone			Kent (including Medway)	England and Wales
	2015	2016	% change	% change	% change
Domestic burglary	1,523	1,115	-27%	-10%	1%
Robbery	293	282	-4%	7%	5%
Vehicle offences	2,828	3,027	7%	3%	6%
Violence with injury	4,473	5,204	16%	16%	12%
Violence without injury	5,815	7,639	31%	34%	33%
All reported crime	37,262	39,565	6%	9%	9%
Crime rate per 1,000 population	227	238	5%	8%	8%

Table 2.15 Crime statistics 2015 to 2016 (source: ONS 2015)

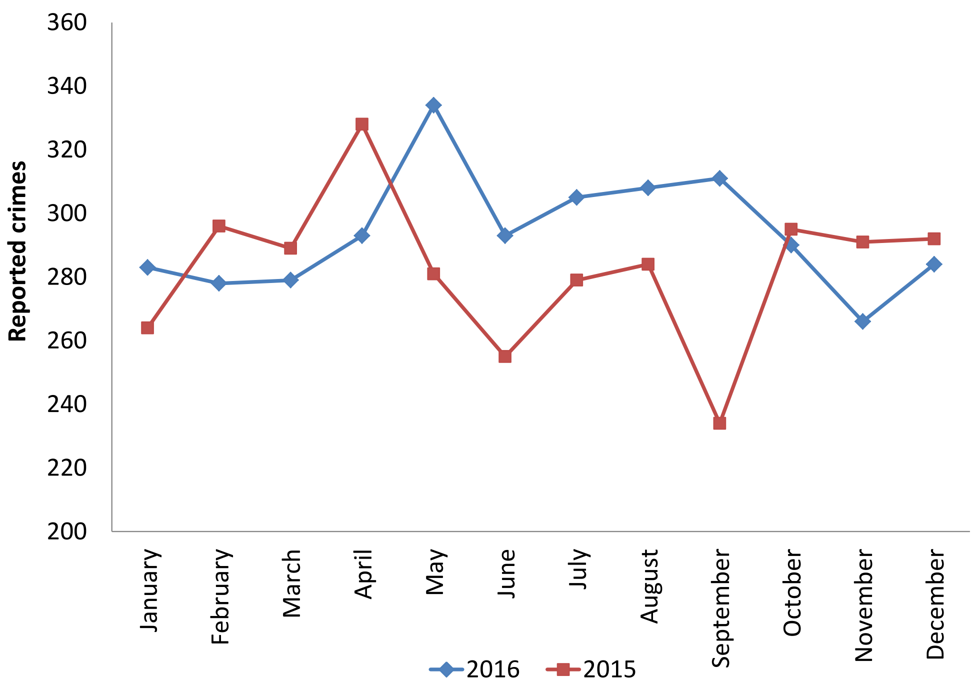


Figure 2.15 Number of reported crimes in High Street ward (source: police.uk 2017)

Areas of multiple deprivation

2.23 Maidstone is ranked 198 out of 326 authorities in England (DCLG 2015). A rank of 1 is the most deprived and this places Maidstone in England's least deprived half of local authorities.

2.24 The Maidstone urban wards of Park Wood, Shepway South and High Street contain the highest levels of deprivation in the borough and rank in the top 10% in Kent (Table 2.16)[1]. Park Wood ward is also in the top 10% most deprived wards nationally. Although pockets of the urban wards of North (004F) and Shepway North (013C) do not fall within the top 10% in Kent, they are the 6th and 7th most deprived wards in Maidstone. The top 5 most deprived LSOA's in Maidstone have an average rank of 56 in Kent, 16 times higher than the average rank of 894 for the bottom 5 least most deprived LSOA's in Maidstone (Table 2.16 and Table 2.17).

2.25 Map 2.1 highlights that the most deprived LSOA's in Maidstone are clustered within the inner urban area, and that the least deprived LSOA's are located on the edge of the urban area and on the rural hinterland.

2.26 The Maidstone Community Strategy 2009 - 2020 *Your community, our priority* was refreshed in July 2013, and set out three new priorities focusing on troubled families (community budgets), tackling worklessness and poverty, and local environmental improvements. The strategy, which can be viewed on the Council's website, has seven long term outcomes that Maidstone Borough Council aspires to achieve through a partnership approach.

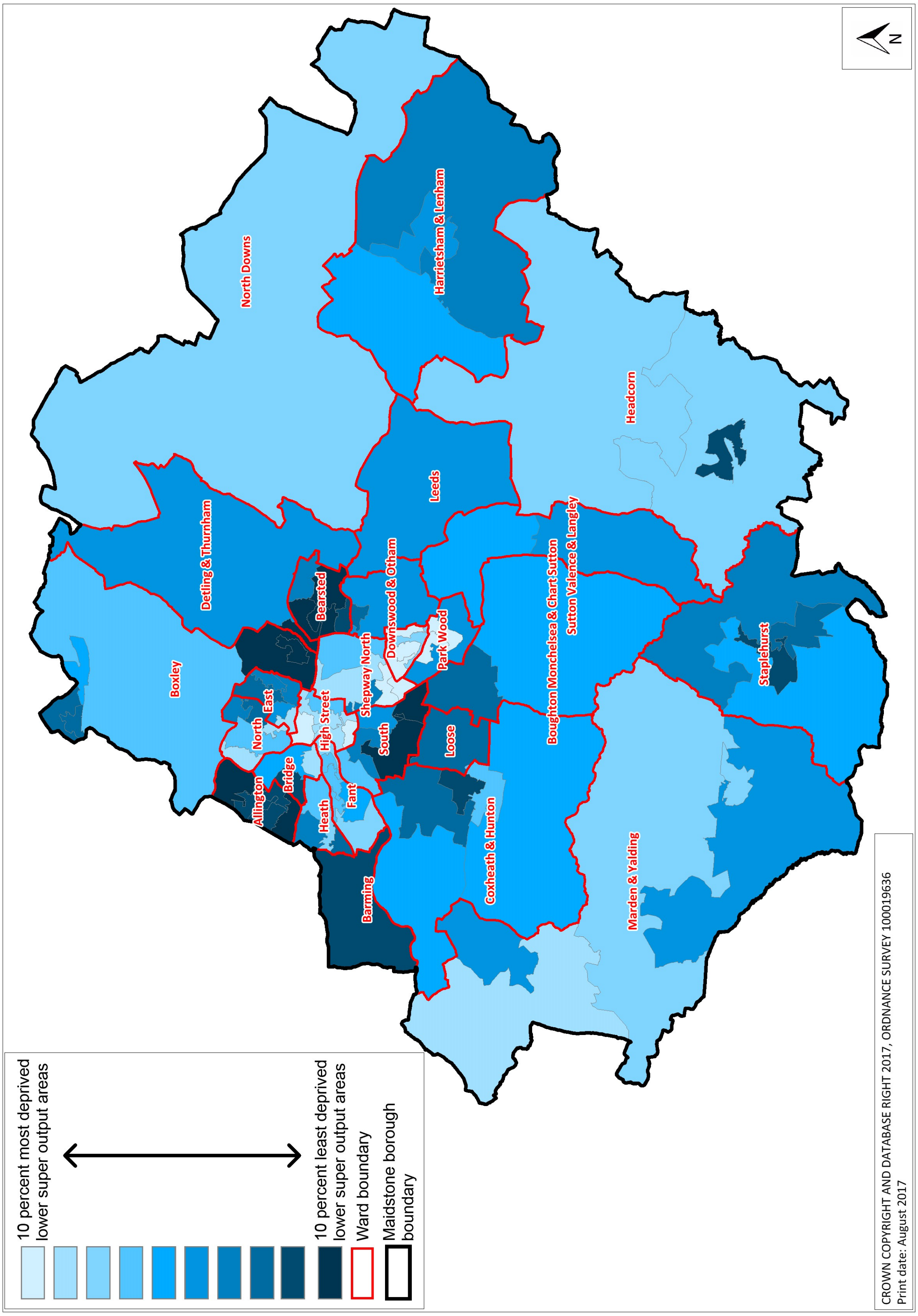
Lower Super Output Area	Kent Rank (excluding Medway)	Top 10%	England Rank	Top 10%
Park Wood (013A)	30	Yes	1,979	Yes
Park Wood (013B)	45	Yes	2,857	Yes
Shepway South (013D)	61	Yes	3,768	No
Shepway South (013E)	67	Yes	3,928	No
High Street (009C)	77	Yes	4,490	No

Table 2.16 Maidstone's 5 most deprived lower super output areas. (source: DCLG 2015)

1 A rank of 1 indicates the most deprived ward

Lower Super Output Area	Kent Rank (excluding Medway)	Bottom 10%	England Rank	Bottom 10%
Boxley 005B	887	Yes	31,918	Yes
Boxley 005C	891	Yes	32,159	Yes
Bearsted 007A	894	Yes	32,329	Yes
Bearsted 007D	899	Yes	32,679	Yes
Bearsted 005A	901	Yes	32,782	Yes

Table 2.17 Maidstone's 5 least deprived lower super output areas (source: DCLG 2015)



Map 2.1 Indices of multiple deprivation 2015, rank of Maidstone lower super output areas (source: DCLG 2015)

Built and Natural Environment

2.27 Maidstone Borough has a range of designated heritage assets, including a large number of historically Listed Buildings and 41 Conservation Areas, of which six are located in or adjacent to the urban area (Table 2.19 and Map 2.2).

2.28 Four of Maidstone's most picturesque parks have been awarded Green Flag Status: Mote Park, Whatman Park, Cobtree Park and Clare Park. The award recognises the best green spaces in England and Wales, and is a sign to the public that the green space offers the best possible standards, is beautifully maintained and has excellent facilities.

2.29 Maidstone benefits from a substantial rural hinterland of high landscape and environmental quality, much of which is protected by national and local designations (Table 2.20). The borough's environmental assets, together with the constraints of the floodplain, are illustrated in Map 2.3.

2.30 There are three formally adopted Local Nature Reserves (LNRs) in the borough: Vinters Valley Park, Boxley Warren and River Len. LNRs are places with wildlife or geological features that are of special interest locally, and they offer people opportunities to study or learn about nature or simply to enjoy it. Additional Reserves are being considered for Fant Wildlife Area and Cross Keys, Bearsted. Sandling Park/Cuckoo Wood offers further potential for designation as an LNR.

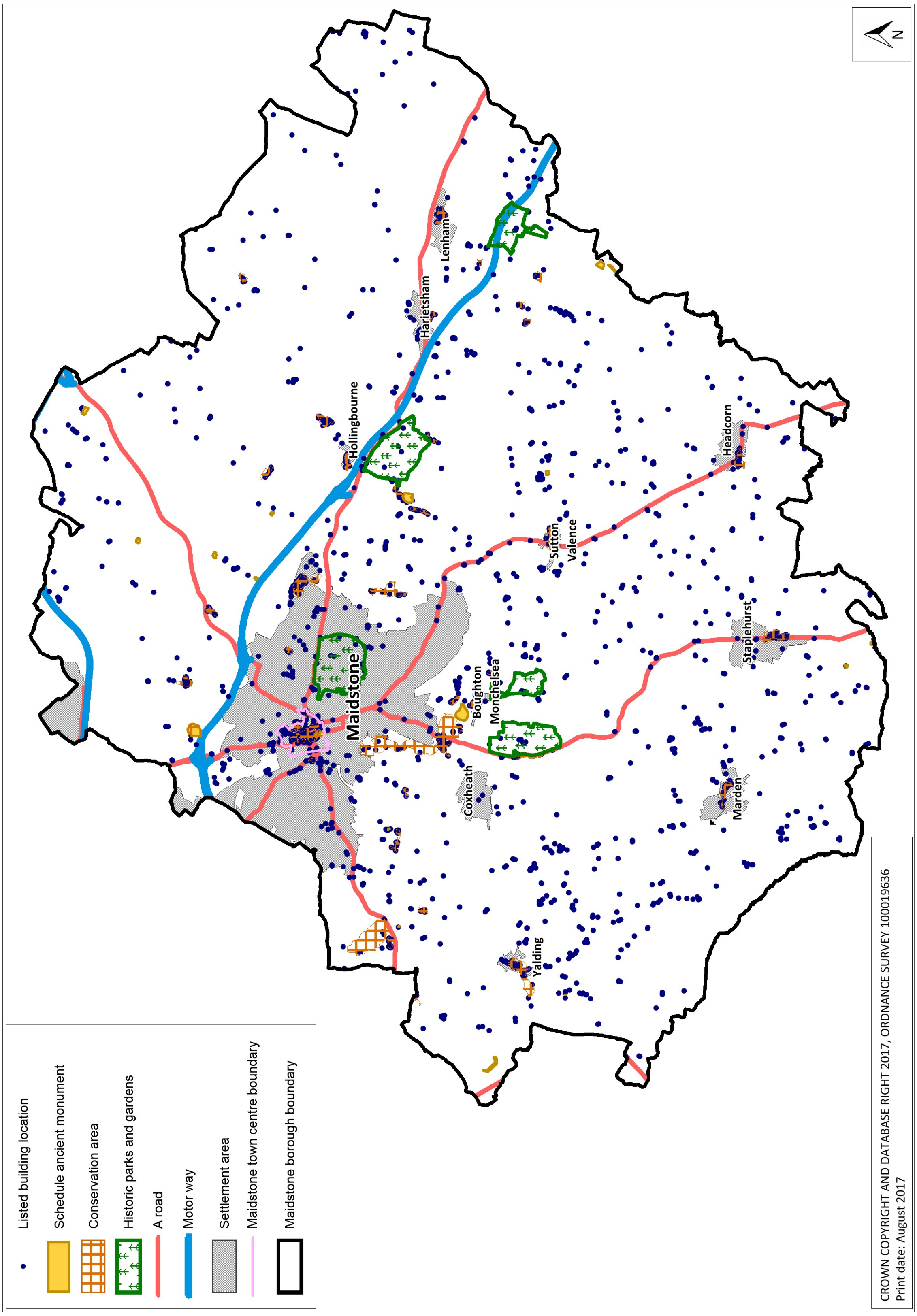
2.31 The quality and protection of the built and natural environment are important considerations for the Council.

Built Environment Assets	2016	2017
Conservation Areas	41	41
Listed Buildings	2,028	2023
Grade I	43	42
Grade II*	106	105
Grade II	1,879	1,876
Scheduled Ancient Monuments	26	26
Parks and Gardens of Special Historic Interest	5	5

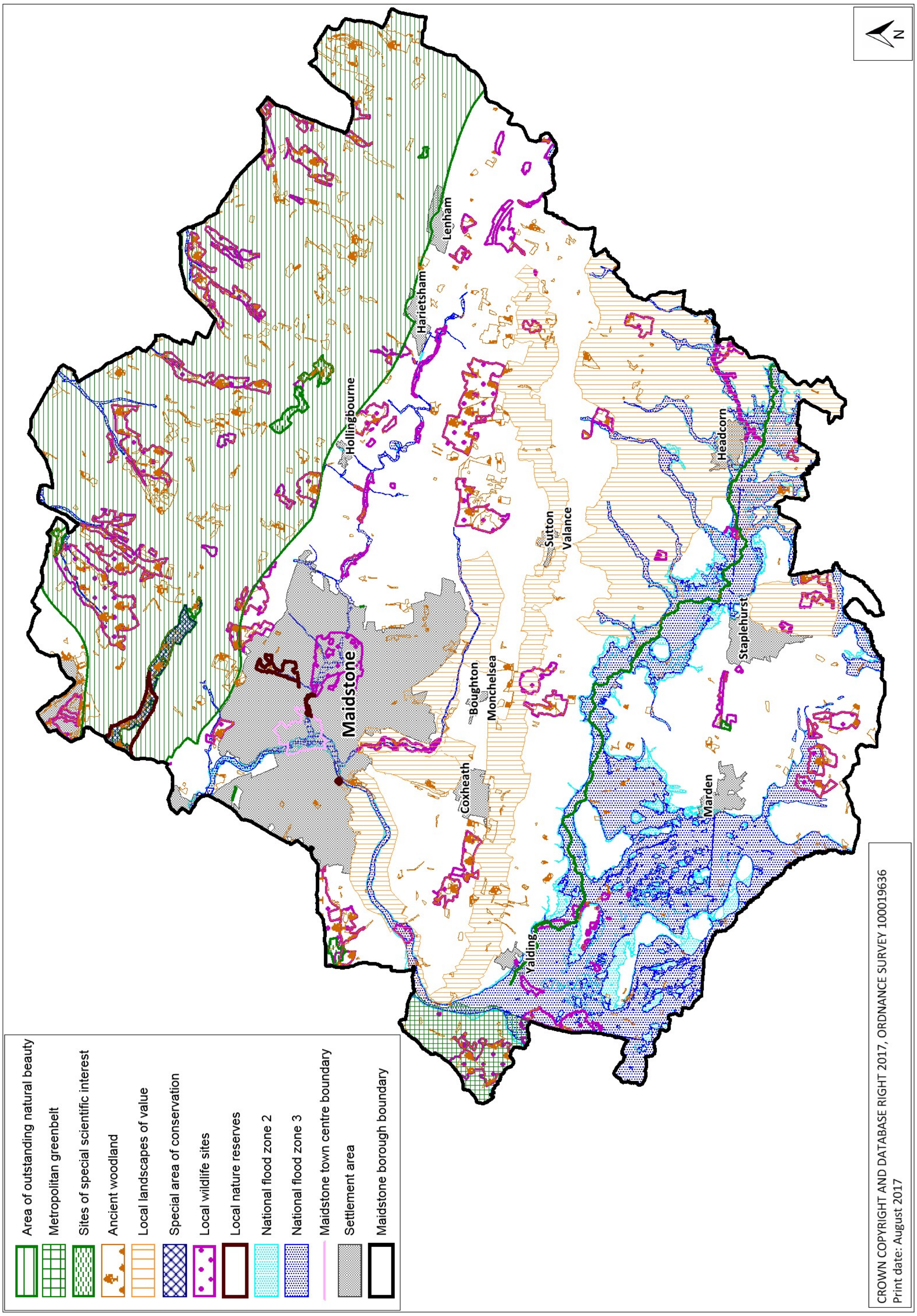
Table 2.18 Key assets of the built environment (source: Historic England 2017)

Natural Environment Assets and Constraints	2016			2017		
	km^2	%	Number	km^2	%	Number
Total Area of 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			41.39		
National flood zone 2	25.05			25.05		
Landscapes of Local Value	75.58	19.29	5	67.59	17.24	5
Ancient Woodland (semi-natural and replanted)	28.29	7.22		28.29	7.22	
Special Area of Conservation	1.36	0.35	1			1
Sites of Special Scientific Interest	4.92	1.25	9			9
Local Wildlife Sites (formerly Sites of Nature Conservation Interest)	22.20	5.58	58			58
Roadside Verges of Nature Conservation Interest			34			34
Local Nature Reserves			3			3

Table 2.19 Key assets and constraints of the natural environment (source: MBC 2017)



Map 2.2 Key assets and constraints of the built environment (source: MBC 2017)



Map 2.3 Key assets and constraints of the natural environment (source: MBC 2017)

Climate change

2.32 Between 2013 and 2015 Maidstone has seen a sharp decrease in the level of CO^2 emissions per capita, a trend sharper than Kent and nationally (Figure 2.17).

2.33 There has been a significant increase in the number of new dwellings with an energy performance certificate lodged, a trend similar to Kent and considerably higher than nationally (Table 2.21). There has been a steady decrease in the annual number of existing dwellings that have lodged energy performance certificates, a possible result that there is less existing dwellings still to obtain a certificate (Figure 2.18).

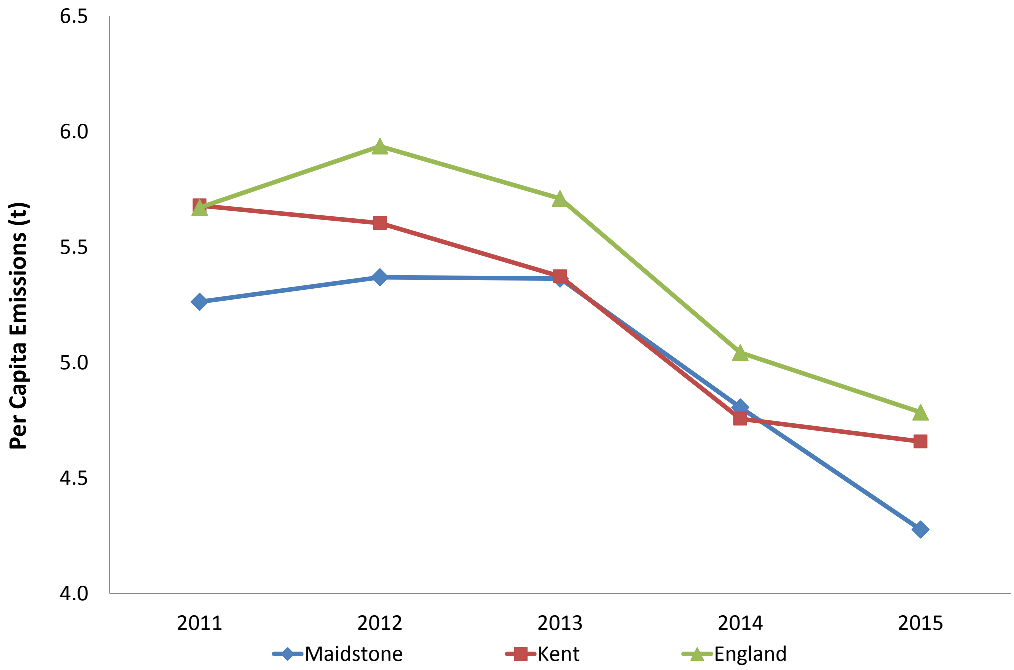


Figure 2.16 CO2 emissions per capita (source: DBEIS 2017)

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	% Change
Maidstone	697	516	469	389	915	1,165	67%
Kent (excluding Medway)	3,505	3,555	2,869	4,037	5,901	5,630	61%
England	144,884	130,848	138,024	167,593	167,593	212,246	46%

Table 2.20 Number of new dwellings with energy performance certificates lodged (source: DCLG 2017)

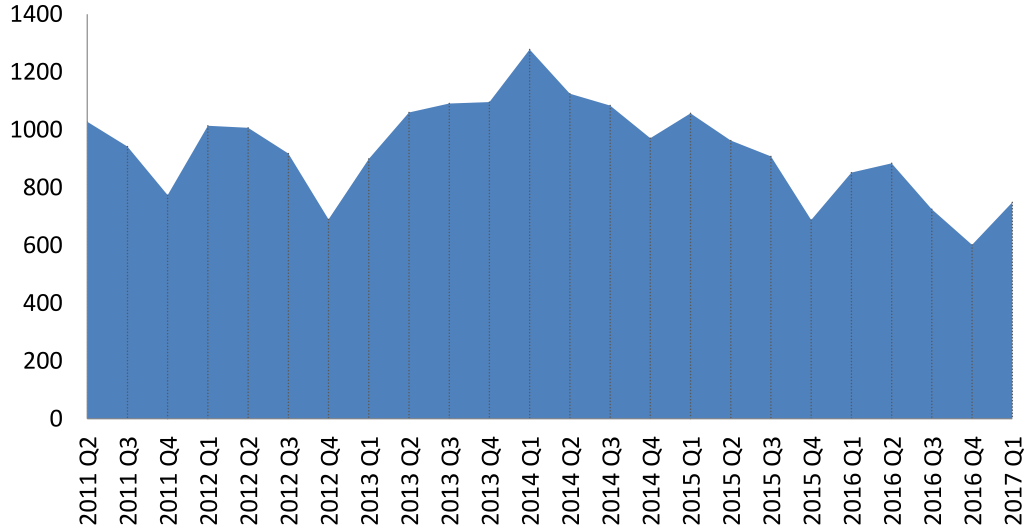


Figure 2.17 Number of existing dwellings with energy performance certificates lodged (source: DCLG 2017)

Local Development Scheme

3.1 The Council intends to produce an updated Maidstone Local Development Scheme (LDS) in 2018 that will cover the five year project plan period 2017-2022 and will set out the timetable for the delivery of Development Plan Documents (DPDs). The LDS includes two DPDs; the review of the Maidstone Borough Local Plan up to 2021 and the Air Quality DPD. The delivery timetable will be used to inform local people and stakeholders of the key milestones.

Local Plan Review

3.2 The adopted Local Plan 2017 covers the period from 2011 to 2031, but to ensure an up-to-date planning policy framework is maintained, a target date of April 2021 has been set for completion of the Local Plan Review.

Neighbourhood Development Plans

3.3 There has been considerable interest in neighbourhood planning in the borough. Maidstone's extensive rural hinterland, development pressure and the very active nature of a large number of the borough's parish councils has led to a significant uptake of the process. This has resulted in greater community involvement in the planning process, allowing local people the chance to shape their local area and have a greater say in planning decisions.

3.4 Since the introduction of neighbourhood development plans (also known as neighbourhood plans), 14 neighbourhood areas have been formally designated, the earliest being Broomfield & Kingswood in October 2012 and the most recent Otham August 2017. A number of parish councils are actively engaged in the plan making process and detailed information on their progress is held on the relevant pages of the Council's website.

3.5 There are a number of planning stages that must be completed in order to satisfy the regulations before an plan can be formally adopted (or 'made') including at least two rounds of public consultation, an independent examination and a local referendum. The Council currently has two made plans which forms part of its development plan, North Loose Neighbourhood Plan was made by the Council on 13 April 2016 and the Staplehurst Neighbourhood plan on the 7 December 2016.

3.6 The Neighbourhood Planning Act 2017 received Royal Assent on the 27 April 2017 and seeks to strengthen the weight afforded to Neighbourhood plans in the consideration of planning decision making. In addition the Act also makes provision for the modification of a Neighbourhood Plan and has strengthened requirement for Local Planning Authorities to provide advice or assistance for Neighbourhood Plan proposals.

Kent Minerals and Waste Local Plan

3.7 The Kent Minerals and Waste Local Plan, which is prepared by Kent County Council, sets out a vision and strategy for mineral provision and waste management in Kent up to the year 2030. The plan also contains a number of development management policies for evaluating minerals and waste planning applications. The Kent Minerals and Waste Local Plan 2013-2030 has completed its statutory stages of public consultation and independent examination, and was adopted on 14 July 2016. The plan now forms part of the development plan in Maidstone which guides the decision making process for land uses and development proposals.

Community Infrastructure Levy

3.8 The CIL is a per square metre charge payable on almost all new development which creates net additional floorspace (calculated on gross internal area). The charge can be differentiated by geographical area, and by development type, and must be based on viability evidence. The purpose of the charge is to provide a funding source which will help to deliver necessary infrastructure to accommodate new development across the borough. This necessary infrastructure is identified within the Local Plan 2017 and the accompanying Infrastructure Delivery Plan. Some types of development, notably affordable housing, self-build housing and charitable uses, are exempt from being charged the CIL.

3.9 The CIL Examiner's Report was published in July 2017 and Council formally approved the Charging Schedule (CS) in October 2017. The CS will be implemented from 1 October 2018 to allow a period of transition to the new arrangements.

Duty to Cooperate

3.10 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.

3.11 The Local Plan 2017 Inspector was satisfied that the Council had effectively discharged its Duty to Cooperate in the preparation of the Local Plan 2017. The Council continues to actively engage on strategic matters with neighbouring authorities and relevant prescribed bodies, to support both the effective implementation of the Local Plan 2017 and the preparation of Local Plans in neighbouring authorities.

Local Plan Performance

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 Local Plan 2017.

General/Whole Plan

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

4.2 There were 10 departures from the Local Plan granted during 2016/17. Nine of these departures were due to the draft status of the Local Plan 2017 at time of the decision. There was a one departure from the Local Plan due to the visual harm of the development being limited to 3 years and being acceptable for that period of time.

Indicator M2. Appeals lost against Local Plan policy per year

4.3 There were 62 appeals dismissed and 24 allowed during 2016/17. During the monitoring year the Local Plan 2017 was submitted and completed examination. Subsequently as the monitoring year progressed appeal inspectors attributed increasing weight to the Local Plan 2017.

4.4 Appeals allowed have been categorised by 3 main reasons (Figure 4.1):

- The Council were unable to demonstrate 5 years worth of housing land supply.
- Lack of an up to date Local Plan, policies out of date (not including housing land supply)
- The planning inspector disagreed with the Council's reasons for refusal (Local Plan and emerging Local Plan policies given weight)

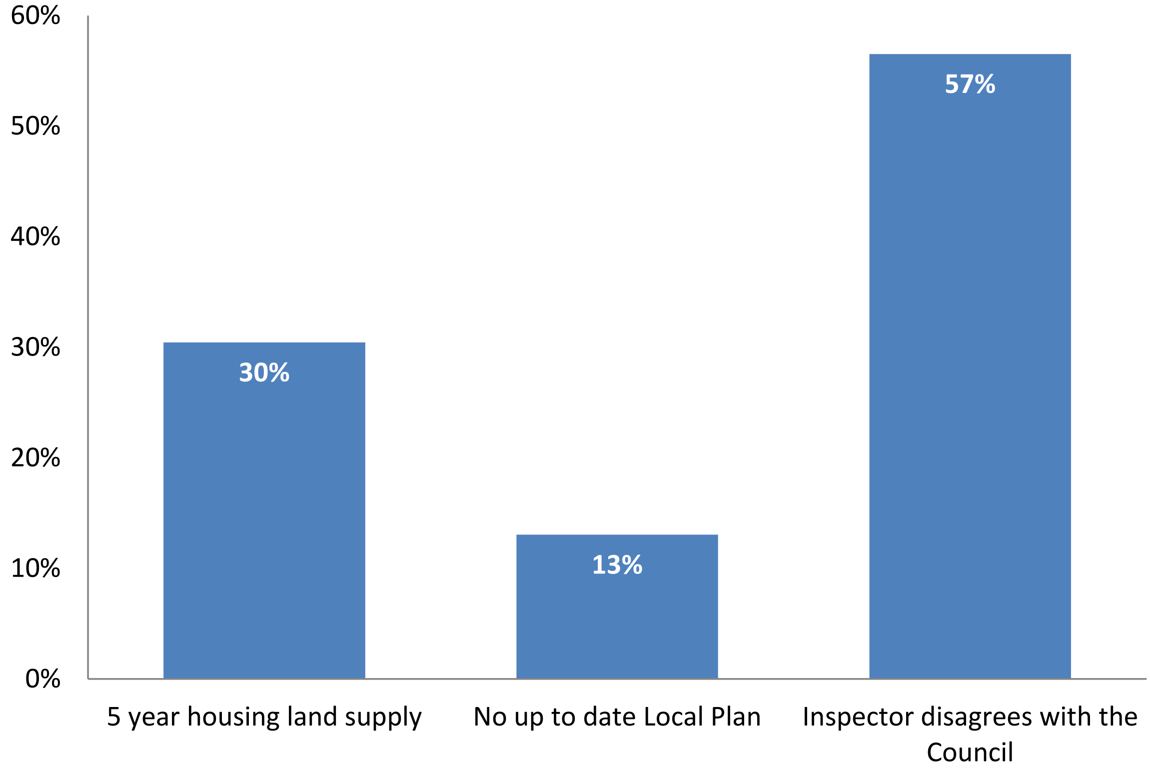


Figure 4.1 Reasons for allowed planning appeals (source: MBC 2017)

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

4.5 The Infrastructure Delivery Plan (IDP) (May 2016) is yet to be updated however this was used as key evidence in the CIL examination in June 2017. It is understood that all projects remain on track to be delivered within the 5 year periods identified in the IDP and that the delivery of planned development is not being affected by the non-delivery of infrastructure.

Housing

Indicator M4. Progress on allocated housing sites per annum

4.6 Table 4.1 shows that in 2016/17 the allocated sites in the Local Plan 2017 have delivered dwellings at a better rate than the target rates set out within the Local Plan trajectory.

	2016/17	% of target
Target Local Plan	470	
Completions	473	101%

Table 4.1 Completed dwellings on allocated sites measured against the Local Plan trajectory (source: MBC 2017)

Indicator M5. Predicted housing delivery in the next 5 years

4.7 For the past six years a total of 4,005 dwellings have been completed which represents a shortfall of 1,293 dwellings against the six year target of 5,298 dwellings, this shortfall will be delivered over the next nine years 2018 to 2027. Table 4.2 demonstrates a surplus of 1,403 dwellings which represents 6.3 years' worth of housing land supply at the base date of 1 April 2017.

	5 - year housing land supply - 'Maidstone hybrid' method	Dwellings (net)	Dwellings (net)
1	Local Plan Housing Target 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.17 (883 x 6 years)	5,298	
4	Less completed dwellings 01.04.11 to 31.03.17	-4,005	
5	Shortfall against target 01.04.11 to 31.03.17	1,293	
6	Annual delivery of shortfall 1293/9 years (Maidstone Hybrid)	144	
7	Five-year delivery target 01.04.17 to 31.03.22 (883 x 5 years)	4,415	
8	Plus delivery of shortfall against target (144 x 5 years)	720	
9	Plus 5% buffer (4,415+720 = 5,133 x 5%)	257	
10	Total five year housing land target at 01.04.17		5,392
11	Five-year land supply at 01.04.17		6,795
12	Surplus		1,403
13	No. Years' worth of housing land supply (5,392/5 = 1,078; 6795/1,078 = 6.30		6.3

Table 4.2 5 year housing land supply at 1 April 2017 (source: MBC 2017)

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

4.8 Table 4.3 breaks down the various elements of the Local Plan housing land supply and demonstrates a surplus of 246 dwellings. Figure 4.2 illustrates how the target is delivered over the 20-year housing trajectory.

	20 year housing land supply 1 April 2011 to 31 March 2031	Dwellings (net)	Dwellings (net)
1	Local Plan housing target		17,660
2	Completed dwellings 1 April 2011 to 31 March 2017	4,005	
3	Extant planning permissions as at 1 April 2017 (including a 5% non-implementation discount)	5,835	
4	Local Plan allocated sites (balance of Local Plan allocations not included in line 3 above)	4,010	
5	Local Plan broad locations for future housing development	2,422	
6	Windfall sites contribution	1,634	
7	Total housing land supply		17,906
8	Housing land supply surplus 2011/2031		246

Table 4.3 20 year housing land supply 1 April 2011 to 31 March 2031 (source: MBC 2017)

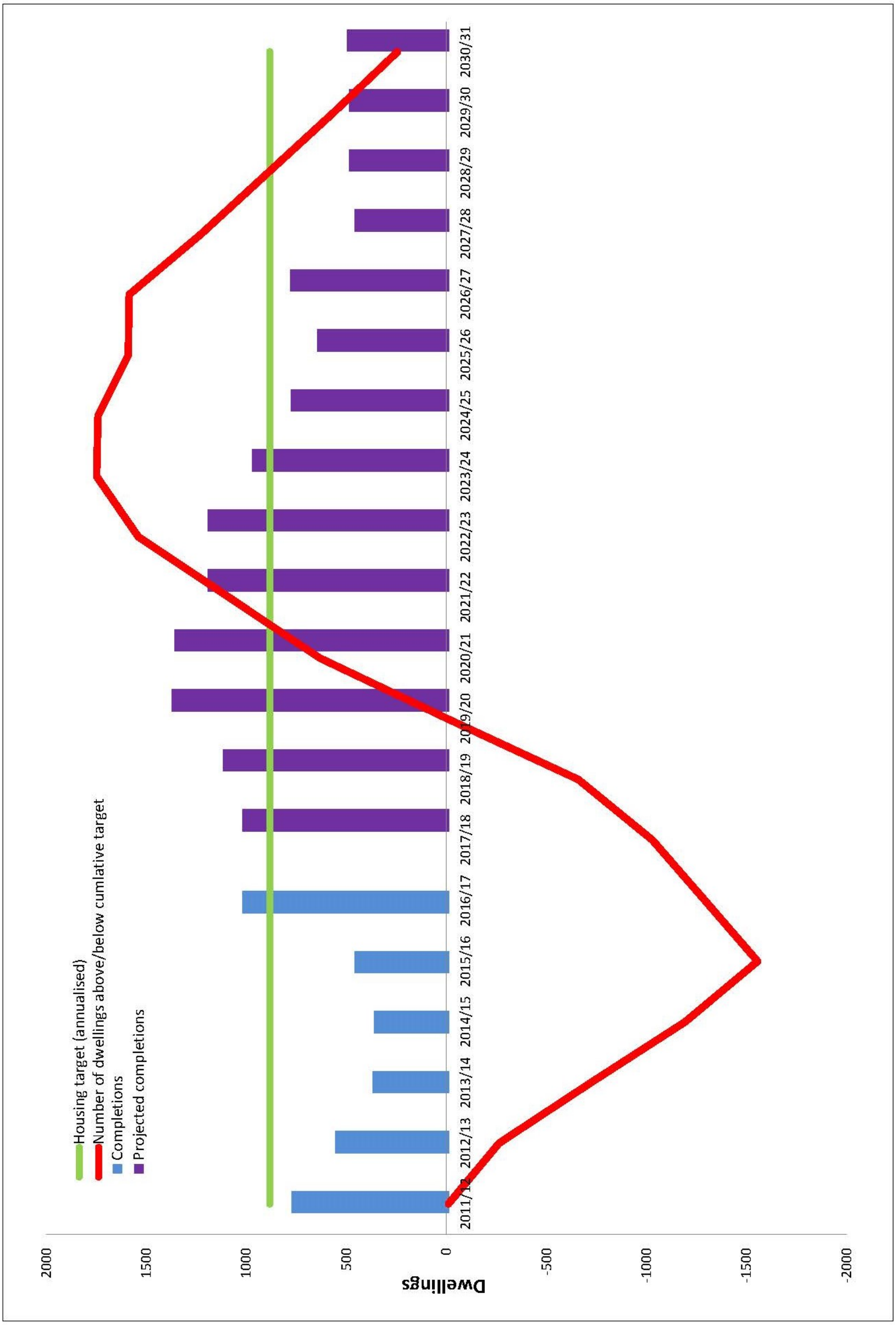


Figure 4.2 Housing Trajectory 2011/31 (source MBC 2017)

M7. Windfalls: delivery of housing on unidentified sites

4.9 The Housing Topic Paper 2016 sets out the methodology used to calculate the windfall allowance. Table 4.4 lists the dwellings completed on large and small windfall sites between 2008/09 and 2016/17, this has resulted in an increase in the average completion rate of 48 to 52 dwellings on small sites and 137 to 163 dwellings on large windfalll sites. The revised windfall was applied at 1 April 2017 to give an allowance of 1,634 dwellings.

Year	Small	Large	Total
2008/09	55	46	101
2009/10	38	228	266
2010/11	26	189	2015
2011/12	51	139	190
2012/13	49	148	197
2013/14	59	111	170
2014/15	39	96	135
2015/16	77	125	202
2016/17	74	389	463
Total	**468**	**1,471**	**1,939**
Average over 9 years	**52**	**163**	**215**
% change from April 2016 windfall allowance	**8%**	**19%**	

Table 4.4 Annual rates of expired planning permissions 2008 to 2017 (source: MBC 2017)

M8. Prior notification office to residential conversions in the town centre

4.10 The Housing Topic Paper 2016 set out within the Local Plan housing trajectory a Town Centre broad location for 350 dwellings from the conversion of identified poor office stock to residential dwellings. In the monitoring year 2016/17 there were two applications permitted on the identified poor office stock, these applications totalled 19 dwellings. (Figure 4.3).

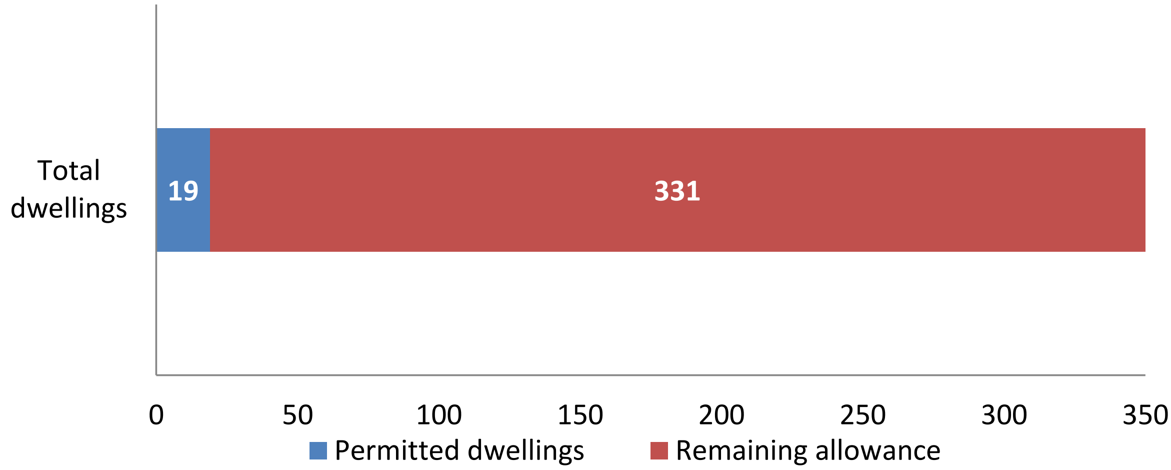


Figure 4.3 Permitted dwellings on identified poor office stock in Town Centre broad location (source: MBC 2017)

M9. Number of entries on the self-build register and number of plot for self build consented per annum

4.11 The Council has established a self build and custom build register. The 30 October 2017 is the first base date for measuring Maidstone's self-build need and the register has identified 127 people and 2 associations with an interest in self-build. There has been one planning permissions granted on the 1 November 2017 totalling 1 self build plot.

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

4.12 Table 4.5 outlines the number of bedrooms per dwelling that have been granted planning permission during 2016/17 against the targets set out within the Strategic Housing Market Assessment (SHMA) 2014. The table demonstrates that the Council are meeting the affordable housing targets, but that there is a high number of market 1 and 4+ bedroom permissions (Table 4.5).

	All dwelling types		Market			Affordable		
	2016 / 17	Total %	2016 / 17	SHMA 2014	Difference	2016 / 17	SHMA 2014	Difference
1 Bedroom	594	20%	20%	5% to 10%	10% to 15%	30%	30% to 35%	0%
2 Bedroom	696	23%	21%	30% to 35%	-11% to -14%	39%	30% to 35%	4% to 9%
3 Bedroom	721	24%	27%	40% to 45%	-13% to -18%	27%	25% to 30%	0%
4+ Bedroom	694	23%	32%	15% to 20%	12% to 17%	4%	5% to 10%	-1% to -6%
Unknown (Outline / Prior notifications)	326	11%						
Total	**3,031**							

Table 4.5 Dwelling granted planning permission (source: MBC 2017)

M11. Number and tenure of affordable homes consented

4.13 Table 4.6 demonstrates that between 2015/16 and 2016/17 the Council have secured affordable homes from qualifying sites close to the targets set out within Local Plan 2017 Policy SP20 (Table 4.6).

Area	Target	2015/16		2016/17		Total		Achieved	Differe
		Permitted	Affordable	Permitted	Affordable	Permitted	Affordable		
Maidstone, Urban	30%	996	250	605	155	1,601	405	25%	-5%
Policy H1 (11) Springfield, Royal Engineers Road	20%	246	49			246	49	20%	0%
Countryside, rural service centre and larger villages	40%	1,070	398	447	179	1,517	577	38%	-2%

Table 4.6 Affordable dwellings permitted on qualifying sites (source: MBC 2017)

M12. Affordable housing as proportion of overall housing delivery

4.14 Table 4.7 demonstrates that between 2011/12 and 2016/17 the Council has completed 1,357 affordable dwellings a total of 34% of all completed dwellings (Table 4.7).

	2011 / 12	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17	Total
Total dwellings completed	873	630	423	413	521	1,145	**4,005**
Affordable housing completed	380	183	189	163	139	303	**1,357**
Affordable housing completed / proportion of all completed	44%	29%	45%	39%	27%	26%	**34%**

Table 4.7 Affordable housing completions as a proportion of total completions (source MBC 2017)

M13. Density of housing development

4.15 Between 2015/16 and 2016/17 there has been a considerably higher density of windfall permissions granted within the town centre and urban area compared to targets set out within the Local Plan 2017, it is therefore proposed to keep this policy under review to ensure that it is being implemented correctly. Permissions granted in sites adjacent to rural, service centres, large villages and other rural areas are approximately in line with targets (Table 4.8).

Area	Target density (dwellings per ha)	2015/16	2016/17	Average
Sites within and close to the town centre	45-170	238	235	**237**
Sites adjacent to the urban area	35	74	59	**67**
Sites within the adjacent to rural, service centres and larger villages	30	34	28	**31**
Other rural area	30	47	24	**35**

Table 4.8 Average density of large (5+ dwellings) windfall sites (source: MBC 2017)

M14. Number of nursing and care homes delivered

4.16 Between 1 April 2016 and 31 March 2017 there has been a net increase in the number of bedspaces completed of 6. There has been a further increase of 179 bedspaces from consented permissions (Table 4.9). The calculations include C2 floorspace permitted at Newnham Park under application 13/1163 and the reserved matters application 16/500360/REM.

4.17 Note that some applications included ancillary C2 use which accounts for a gain of 106sqm completed between 1st April 2016 and 31st March 2017. In addition to this, there is the remaining C2 floorspace from the Newnham Park development. As of yet, the details of how the 98,000sqm of hospital use will be distributed is not clear. Therefore, C2 measured in sqm has not been included in the C2 bedspace total.

Gross requirement	980 (245 every 5 years to the end of the plan period)
Completed	
Gain	56
Lost	50
Net	6
Consent	
Gain	189
Lost	10
Net	179

Table 4.9 Delivery of nursing and care home bedspaces (source: MBC 2017)

M15. Number of applications on the housing register

4.18 The number of households on the housing register in Maidstone has decreased by 2,657 between the years 2011 and 2016, a fall of 77% (Table 4.10).

	2011	2012	2013	2014	2015	2016	2011-2016 % change
Maidstone	3,442	3,674	3,151	1,288	1,460	785	-77%

Table 4.10 Number of households on the housing register (waiting list) dates from 1 April (source: KCC Housing Register 2015/16)

M16. Number of homeless households in the borough

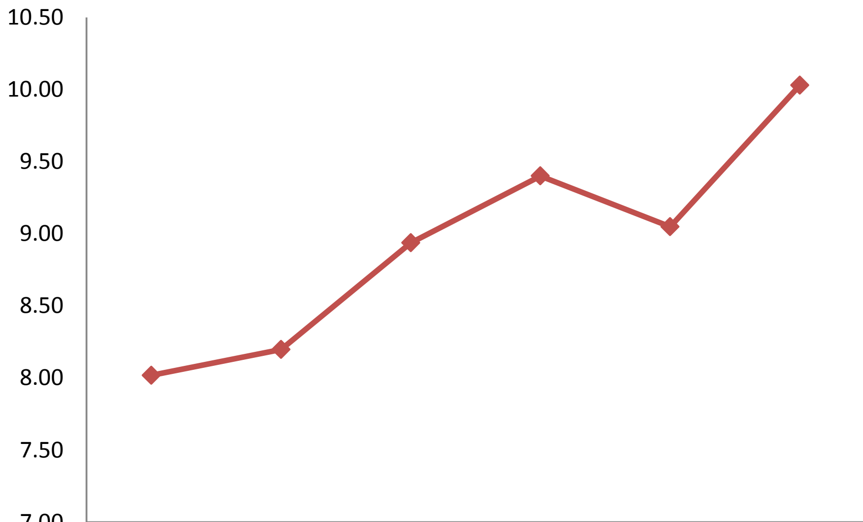
4.19 There are 26% as many homeless households in Maidstone in the reporting year 2016/17 than in there was at the start of the Local Plan in 2011/12 (Table 4.11).

	2011 / 12	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17	% change
Maidstone	189	198	155	213	192	231	26%

Table 4.11 Households accepted as homeless (source: KCC Homelessness Bulletin 2017 Q1)

M17. House price earnings ratio

4.20 The house price to earnings ratio has risen sharply between 2011 and 2016, an increase of 2% (Figure 4.4).



	2011	2012	2013	2014	2015	2016
Ratio of median house price to median gross annual	8.02	8.20	8.94	9.40	9.05	10.03

Figure 4.4 Ratio of house price to workplace based earnings (source: ONS 2017)

Employment

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

4.21 There has been a net loss of 3,496sqm in B class floorspace from completed permissions between 1 April 2016 and 31 March 2017. B1a floorspace has a net loss of 14,742sqm, whilst the other use classes show an increase in floorspace, with B2 increasing by 5,631sqm. Part of the loss in B1a can be attributed to the permitted development rights to convert office into residential. Over the monitoring year 8,965sqm was lost in the town centre from prior notifications for conversion from office to residential. There is a further 13,484sqm of office space in the town centre from consents (Table 4.12).

4.22 A further loss of B class floorspace can be expected as a result of planning permissions with consents. In total there is expected to be a decrease of 20,889sqm across all B class floorspace. B2 has the highest net loss of 18,017sqm. B1b is expected to show the highest increase in floorspace with 13,096sqm (Table 4.13). The calculations include ancillary B1a and B1b floorspace permitted at Newnham Park under application 13/1163 (consent).

	B1a	B1b	B1c	B2	B8	Total
Gross requirement sqm (2011-31)	39,830			20,290	49,911	110,031
Net requirement sqm (16-31)	24,600			-18,610	7,965	13,955
Gain	1,453	132	4,019	5,631	2,720	13,955
Lost	16,195	0	341	0	915	17,451
Net	-14,742	132	3,678	5,361	1,805	-3,496

Table 4.12 Completed B class development by type per annum 2016/17 (source: MBC 2017)

	B1a	B1b	B1c	B2	B8	Total
Gross requirement sqm (2011-31)	39,830			20,290	49,911	110,031
Net requirement sqm (16-31)	24,600			-18,610	7,965	13,955
Gain	21,248	13,096	1,325	1,531	7,588	44,788
Lost	23,672	0	10,381	19,548	12,076	65,677
Net	-2,424	13,096	-9,056	-18,017	-4,488	-20,889

Table 4.13 Consented B class development by type per annum 2016/17 (source: MBC 2017)

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

4.23 Within the borough's designated Economic Development Areas there has been an increase of 6,510sqm in B class floorspace from completed permissions between 1 April 2016 and 31 March 2017. Both B1c and B2 floorspace have experienced a high increase of 3,044sqm and 4,312sqm respectively. However, B1a floorspace has decreased by a total of 1,782sqm (Table 4.14).

4.24 Consent applications account for a decrease of 2,986sqm across all B class floorspace within EDAs. B1a has the highest net increase of 1,510sqm (Table 4.15).

	B1a	B1b	B1c	B2	B8	Total
Gross requirement sqm (2011-31)	39,830			20,290	49,911	110,031
Net requirement sqm (16-31)	24,600			-18,610	7,965	13,955
Gain	24	0	3,044	4,312	1,054	8,434
Lost	1,806	0	0	0	118	1,924
Net	-1,782	0	3,044	4,312	936	6,510

Table 4.14 Completed B class development within Economic Development Areas 2016/17 (source: MBC 2017)

	B1a	B1b	B1c	B2	B8	Total
Gross requirement sqm (2011-31)	39,830			20,290	49,911	110,031
Net requirement sqm (16-31)	24,600			-18,610	7,965	13,955
Gain	3,538	551	551	551	1,095	6,286
Lost	2,028	0	0	3,793	3,451	9,272
Net	1,510	551	551	-3,242	-2,356	-2,986

Table 4.15 Consented B class development within Economic Development Areas 2016/17 (source: MBC 2017)

M20. Amount of B Class floorspace by type consented/completed on allocated sites per annum

4.25 Of the allocated employment sites within the emerging Local Plan (ELP), two sites have a current planning application, West of Wheelbarrow Industrial Estate (B2 development) and outline permission at Newnham Park (medical campus). Whilst the Maidstone East site has current planning permission, it is only for a temporary use of the site. Subject to the Local Plan Inspector's final report, Powerhub Building and Baltic Wharf has been allocated as a further RMX site. The site has a current application for foodstore and ancillary uses (Table 4.16).

Site allocation	Floorspace	Current Planning Position
EMP1 (1) Mote Road, Maidstone (RMX1 (6) ELP 2017)	Minimum of 2,000sqm B1a (as per modifications ELP 2017)	No current planning application
EMP1 (2) West of Barradale Farm, Maidstone Road, Headcorn (EMP1(1) ELP 2017)	5,500sqm B1,B2,B8	No current planning application
EMP1 (3) South of Claygate, Pattenden Lane, Marden (EMP1(2) ELP 2017)	6,800sqm B1,B2,B8	No current planning application
EMP1 (4) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden (EMP1(3) ELP 2017)	14,500sqm B1,B2,B8	Development of 4,307sqm B2 floorspace completed under 14/4058 in the northern portion of the site. The remaining area of 1.9ha could deliver in the order of 7,600-9,500sqm of Class B floorspace.
EMP1 (5) Woodcut Farm, Bearsted Road, Bearsted (EMP1(4) ELP 2017)	Up to 49,000sqm B1,B2,B8, with at least 10,000sqm of B1a/B1b(as per modifications ELP 2017)	Outline planning application for 47,750sqm mixed Class B floorspace (15/503288) – refused permission in July 2016; appeal pending
RMX1 (1) Newnham Park, Bearsted Road, Maidstone	100,000sqm of medical related uses – of which 25,000sqm is associated offices	13/1163 approved outlined application for medical campus up to 98,000sqm. Includes additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (C2/D1); education and training facilities with residential accommodation (C2/D1); key worker accommodation for nurses and doctors (C3); pathology laboratories (B1); business uses (B1); ancillary retail (A1, A2 and A3) and up to 116 class C2 neuro-rehabilitation accommodation units.

Site allocation	Floorspace	Current Planning Position
		REM application granted for 65 unit hospital (16/500360/REM) at Plot 10
RMX1 (2) – Maidstone East and forming Royal Mail sorting office, Maidstone	4,000sqm of B1a (as per modifications ELP 2017)	Temporary permission for 5 years under 16/507358/FULL for mix use B1a (873sqm gain of B1a), B8 (3,945sqm gain with 2,731sqm loss) and A1 (450sqm gain)
RMX1 (4) Former Syngenta works, Hampstead Lane, Yalding	Not specified in ELP 2017	No current planning application
RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone (as per modification ELP 2017)	Not specified	13/0297 granted permission for food store (7,430sqm) and ancillary uses

Table 4.16 Consented/complete B class development on allocated sites 2016/17 (source: MBC 2017)

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

4.26 Across the borough between 1 April 2016 and 31 March 2017 there has been a total loss of B class uses to non B Class uses of 14,149sqm, with a further 59,180sqm anticipated from consent permissions. The highest loss of B class floorspace is from areas elsewhere in the borough, with a combined loss of 15,343sqm (completed) and 49,906sqm (consent) (Table 4.17).

	B1a	B1b	B1c	B2	B8	Total
Economic Development Area						
Completed	1,806	0	0	0	0	1,806
Consent	2,028	0	0	3,794	3,452	9,274
Allocations						
Completed	0	0	0	0	0	0
Consent	0	0	0	0	0	0
Elsewhere						
Completed	14,389	0	157	0	797	15,343
Consent	20,294	0	10,296	14,989	4,327	49,906
					Completed total loss	14,149
					Consent total loss	59,180

Table 4.17 Land/floor space within Economic Development Areas and allocated sites lost to non B class uses 2016/17 (source: MBC 2017)

M22. Percentage unemployment rate

4.27 The percentage of people claiming Job Seekers Allowance[2] in Maidstone is 4.4% an increase of 0.5% (Figure 4.5)

2 Some benefits are available to those who work and are on low income, and to those who are unemployed

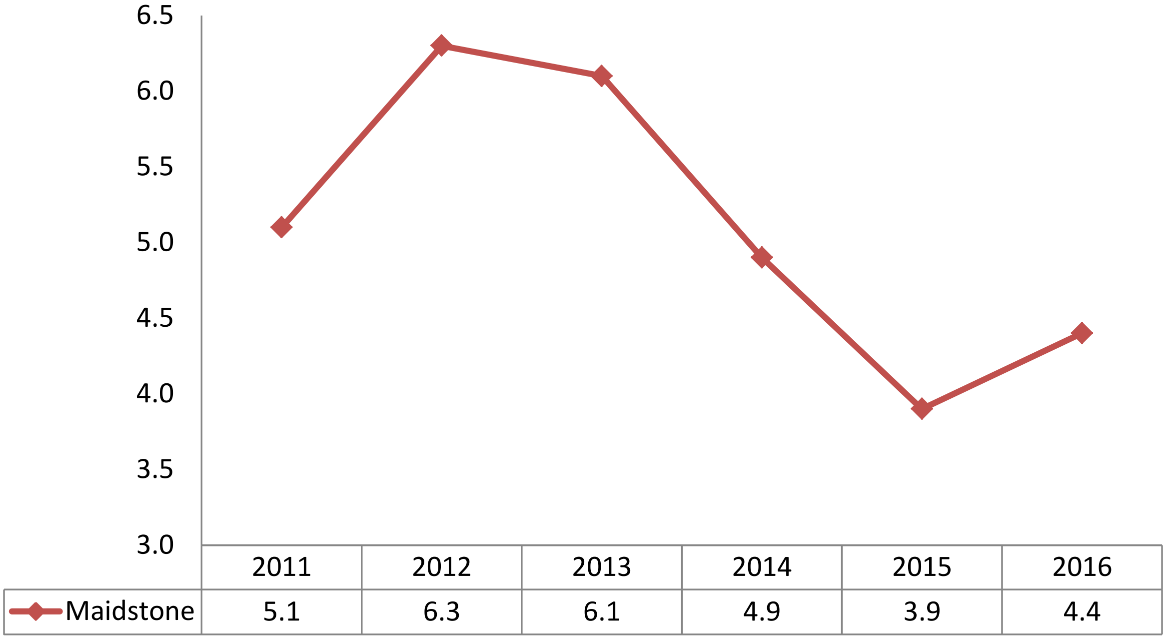


Figure 4.5 Percentage of unemployed (source: Nomis 2017)

M23. Number of jobs in the borough

4.28 There has been a steady rise in the number of jobs within Maidstone borough. Between 2011 and 2015 there was additional 6,000 created (Figure 4.6).

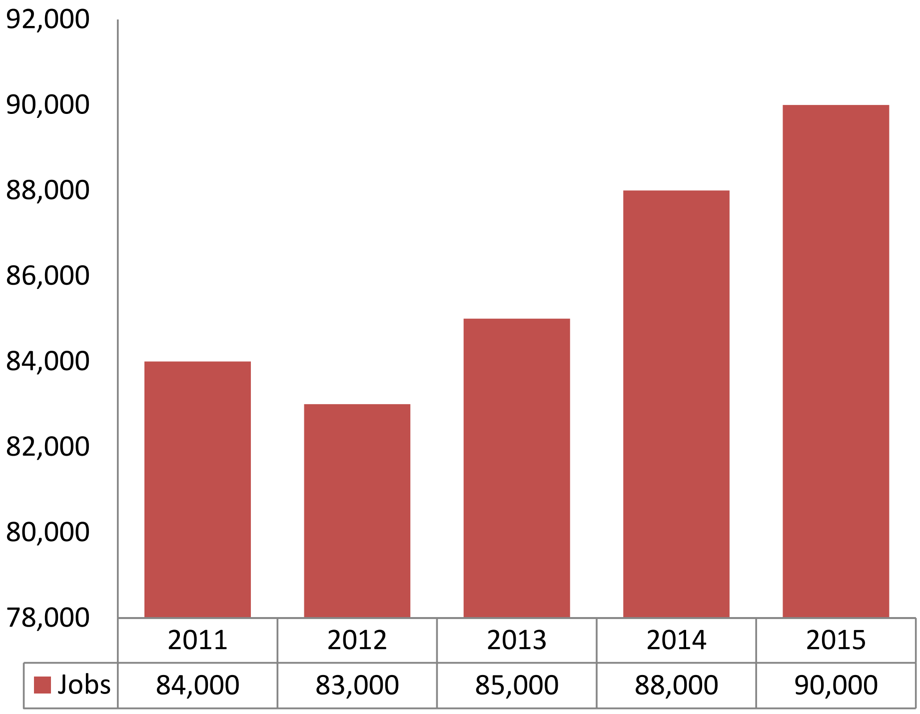


Figure 4.6 Number of jobs in Maidstone Borough (source: Nomis 2017)

Retail

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

4.29 Between 1 April 2016 and 31 March 2017 there has been an increase of 954sqm in net sales area of comparison and convenience retail floorspace from completed permissions (Table 4.18). However, consent permissions result in a loss of 2,619sqm (net sales) (Table 4.19). The net sales floorspace was calculated in a multistage approach. Some applications provided details of the net sales, but where applications did not specify whether the floorspace was gross or net, an agreed methodology was used. The calculations include the ancillary retail development at Newnham Park submitted under application 13/1163 (consent).

	Convenience (Net sales area)	Comparison (Net sales area)	Unspecified (Net sales area)	Total
Requirement	6,100	23,700	N/A	
Gain	767	704	910	2,381
Loss	39	831	557	1,427
Net	728	-127	353	954

Table 4.18 Completed comparison and convenience retail floorspace (sqm) 2016/17 (source: MBC 2017)

	Convenience (Net sales area)	Comparison (Net sales area)	Unspecified (Net sales area)	Total
Requirement	6,100	23,700	N/A	
Gain	8,309	857	784	9,950
Loss	357	10,920	1,292	12,569
Net	7,952	-10,063	-508	-2,619

Table 4.19 Consented comparison and convenience retail floospace (sqm) 2016/17 (source: MBC 2017)

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

4.30 Within the Local Plan 2017, 4 sites have been allocated for retail development following the addition of the Powerhub Building and Baltic Wharf site. There is a temporary permission at the Maidstone East site. Currently, RMX1 (5) Powerhub Building and Baltic Wharf has a permission for foodstore and ancillary uses (Table 4.20).

Site Allocation	Floorspace	Current Planning Position
RMX1 (1) – Newnham Park, Bearsted Road, Maidstone	Replacement 14,300 (as per modifications ELP 2017)	No current planning application for the retail element. Note: 13/1163 approved outlined application for medical campus up to 98,000. Includes additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (C2/D1); education and training facilities with residential accommodation (C2/D1); key worker accommodation for nurses and doctors (C3); pathology laboratories (B1); business uses (B1); ancillary retail (A1, A2 and A3) and up to 116 class C2 neuro-rehabilitation accommodation units.
RMX1 (2) – Maidstone East and forming Royal Mail sorting office, Maidstone	10,000	Temporary permission for 5 years under 16/507358/FULL for mix use B1a (873sqm gain of B1a), B8 (3945sqm gain with 2731sqm loss) and A1 (450sqm gain)
RMX1 (3) – King Street car park and former AMF Bowling site, Maidstone	1,400	No current planning application
RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone (as per modifications ELP 2017)	Not specified	13/0297 granted permission for food store (7,430) and ancillary uses

Table 4.20 Completed/consented convenience and comparison retail floorspace (sqm) on allocated sites 2016/17 (source: MBC 2017)

M26. Proportion of non-A1 uses in primary shopping frontages

4.31 To ensure that A1 retail continues to be the principal use in the heart of Maidstone town centre, Policy DM26 aims to maintain the proportion of floorspace in A1 use in the primary shopping frontages 85% or above. There are 8 defined primary frontages; these are along Fremlin Walk, along the southern stretches of Week Street and in The Mall, including Sainsbury's at Romney Place. A survey of the frontages has confirmed that all 8 frontages currently exceed the 85% threshold (Table 4.21).

Frontage	A1 retail
P1 – Fremlin Walk (excl.P2)	97%
P2 – House of Fraser unit, Fremlin Walk	100%
P3 – 10-66 Week Street (east)	93%
P4 – 1-39 Week Street (west)	91%
P5 – Dukes Walk, The Mall	94%
P6 – Water Lane, The Mall	93%
P7 – Lower Ground floor, The Mall	100%
P8 – Sainsburys, Romney Place	100%

Table 4.21 Percentage of primary shopping frontage in A1 use (source: MBC 2017)

Gypsies, Travellers & Travelling Showpeople Accommodation

M27. Annual delivery of permanent pitches/plots

4.32 Between 1 April 2016 and 31 March 2017 there have been permission for:

- 9 Permanent non-personal pitches
- 8 Permanent personal pitches
- 0 Temporary non-personal pitches
- 0 Temporary personal pitches

M28. Delivery of permanent pitches on allocated sites

4.33 Between 1 April 2016 and 31 March 2017 a total of 4 pitches have been granted permission on allocated sites. All 4 have been at The Chances.

M29. Five year supply position

4.34 The Department for Communities and Local Government's 'Planning policy for traveller sites' (PTS) requires Local Plans to identify a supply of 5 years' worth of deliverable sites against the Plan's pitch target.

4.35 At 1 April 2017, the Council can demonstrate **5.3 years'** worth of deliverable planning pitches. This figure is comprised of extant, non-personal planning permissions which have not been implemented, vacant pitches on Local Plan site allocations and a windfall allowance for pitch turnover on the two public Gypsy & Traveller sites in the borough.

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

4.36 As reported in the Traveller Count published by the DCLG in July 2016 there were 521 caravans and in January 561 caravans recorded. This includes both mobiles and tourers.

Heritage

M31. Number of and nature of cases resulting in a loss of designated heritage asset as a result of development

4.37 There have been no applications for demolition and for the removal of a heritage asset during the monitoring year 2016/17.

M32. Change in the number of entries on Historic England's Heritage at Risk register

4.38 This is the first year that this indicator has been monitored. In 2016 English Heritage reported that there were 13 entries for Maidstone on the risk register (Table 4.22).

Categories	Building and structure entries	Place of worship entries	Archaeology entries	Park and garden entries	Battlefield entries	Wreck site entries	Conservation area entries	Total
2016	6	3	2	0	0	0	2	**13**

Table 4.22 Maidstone entries on the English Heritage risk register (source: English Hertiage 2017)

Natural Environment - Biodiversity

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

4.39 There has been no loss in designated wildlife sites as a result of development during 2016/17.

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

4.40 There has been no loss in Ancient Woodland as a result of development during 2016/17.

Agricultural Land

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

4.41 Agricultural land is graded into five categories according to versatility and suitability for growing crops. Grades 1 is excellent, Grade 2 very good, Grade 3 good to moderate, Grade 4 poor and Grade 5 as very poor. There has been 1 site that gained planning consent on agricultural land during 2016/17 (Table 4.23).

	Grade 1	Grade 2	Grade 3	Grade 4
2016/17		3.06		

Table 4.23 Hectares of agricultural land lost due to planning consent (source: MBC 2017)

Good Design and Sustainable Design

M36. Number of qualifying development failing to provide BREEAM very good standards for water and energy credits

4.42 Conformity with Local Plan 2017 policy DM2 will be monitored during the next monitoring year.

M37. Completed development performing well in design reviews

4.43 Design quality on local plan site allocations will be continually monitored through the planning decision and appeal processes. During the current monitoring year, no planning applications for allocated sites in the Submission Plan have been allowed on appeal following a refusal on grounds of design quality.

Open Space

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

4.44 There have been no loss of designated open space as a result of development during 2016/17.

M39. Delivery of open space allocations

4.45 Planning application 14/504795/FULL Cross Keys, Bearsted provided 2.4(ha) of natural/semi-natural open space in accordance with OS1 (5). There have been no other sites with OS1 allocations determined in 16/17 (although a number were resolved subject to s106 during this period).

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

4.46 The Open Space DPD (2006) has been the adopted policy during the 16/17 year. Conformity with DM22 Standards (now DM19) will be monitored next monitoring year.

Air Quality

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

4.47 Progress will be monitored through the use previous year's Annual Status Report (published by Environmental Health Organisation around November) to compare data with previous year and 2011 Annual Status Report.

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

4.48 No relevant saved policy from Local Plan 2000. Conformity with Local Plan 2017 Policy DM6 will be monitored during the next monitoring year.

Infrastructure

M43. Planning obligations – contribution prioritisation (Policy ID1(4))

4.49 No relevant saved policy from Local Plan 2000. Conformity with ID1 will be monitored during the next monitoring year.

M44. Planning obligations – number of relevant developments with planning obligations

4.50 There were 17 sites granted planning permission with a section 106 agreement during 2016/17. Only one site did not provide all the planning obligations sought: Wrens Cross 16/505425/FULL, this site only provided open space contributions.

M45. Delivery of infrastructure through planning obligations/conditions

4.51 It is understood that all projects remain on track to be delivered within the 5 year periods identified in the Infrastructure Delivery Plan (IDP) and that the delivery of planned development is not being affected by the non-delivery of infrastructure.

M46. Introduction of Community Infrastructure Levy

4.52 The CIL Examiner's Report was published in July 2017. The Council formally approved the Charging Schedule in October 2017 and it will be implemented from 1 October 2018 to allow a period of transition to the new arrangements.

Transport

M47. Identified transport improvements associated with Local Plan site allocations

4.53 It is understood that all projects remain on track to be delivered within the 5 year periods identified in the IDP and that the delivery of planned development is not being affected by the non-delivery of infrastructure.

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 & Cycling Strategy

4.54 It is understood that all projects remain on track to be delivered within the 5 year periods identified in the IDP and that the delivery of planned development is not being affected by the non-delivery of infrastructure.

4.55 Target 5 - Technical work is now underway to encompass a review of Park and Ride, Bus interchange facilities and a Parking Strategy and is due to report later in 2017.

4.56 Targets 1, 2, 3, 4 and 6 have a first target date of 2021.

M49. Provision of Travel Plans for appropriate development

4.57 There are no relevant saved policies from the Local Plan 2000. Conformity with Local Plan 2017 policy DM24 will be monitored during the next monitoring year.

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 Development may not be the only factor affecting journey times in Maidstone and the Integrated Transport Strategy will be delivered alongside the Local Plan 2017 to provide necessary mitigation. The average speed[3] on the 5 main A roads in Maidstone has decreased by 12.4% during peak[4] time between 2011 and 2015 (Table 4.24). Figure 4.7 outlines the average journey times to key services for all modes of transport. The average journey time to all key services in Maidstone is slightly lower than Kent and the South East.

4.59 There were 345,509 transactions in town centre long stay car parks during the monitoring year 2016/17, the majority of transactions were made by cash (Table 4.25). This indicator will be monitored over subsequent years to identify any trends.

4.60 Table 4.26 illustrates the ratio of the cost of parking in a long stay car park in Maidstone compared to the cost of a bus day ticket. This is the first year this indicator has been monitored and subsequent years will be compared to identify any ratio changes.

3 Average vehicle speeds have been derived using flow weighted estimates for individual months and cover the whole route including outside Maidstone.
4 Morning peak defined as 7am to 10am and excludes school holidays.

Road name	Road direction	2011	2012	2013	2014	2015	Change
A20	Eastbound	28.4	29.9	30.2	30.5	28.9	1.6%
	Northbound	28.9	30.1	29.9	30.5	29.3	1.3%
A229	Eastbound	28.6	29.0	28.0	27.2	26.6	-7.2%
	Northbound	27.8	28.1	27.5	26.9	27.4	-1.4%
A249	Eastbound	No data	No data	No data	No data	39.6	Incomplete
	Northbound	No data	No data	No data	No data	25.4	Incomplete
A26	Eastbound	21.0	21.4	21.2	20.8	21.2	0.6%
	Northbound	21.3	22.2	20.6	20.2	21.0	-1.2%
A274	Eastbound	28.3	28.4	27.7	26.8	27.7	-2.0%
	Northbound	30.0	30.6	30.0	29.3	28.8	-4.1%
Total							**-12.4%**

Table 4.24 Average vehicle speeds during the weekday morning peak (source: DfT 2016)

Car Park	Cash	Cashless	Total
Barker Road	6,781	2,649	9,430
Brooks Place	584	44,985	45,569
College Road	5,237	20,720	25,958
Lockmeadow	24,624	185,232	209,856
Lucerne	1,770	8,716	10,486
Union Street East	3,702	16,961	20,663
Union Street West	2,804	11,493	14,297
Well road	2,462	6,788	9,250
Total	**47,965**	**297,544**	**345,509**

Table 4.25 Town Centre long stay car park transactions 2016/17 (source: MBC 2017)

Car Parks	Long stay cost	Arriva day ticket cost	Ratio
MBC	6.50	5.20	1.25
Fremlin Walk	9.50	5.20	1.83
The Mall	9.00	5.20	1.73

Table 4.26 Ratio of car parking costs compared to bus fares (£) (source: MBC 2017)

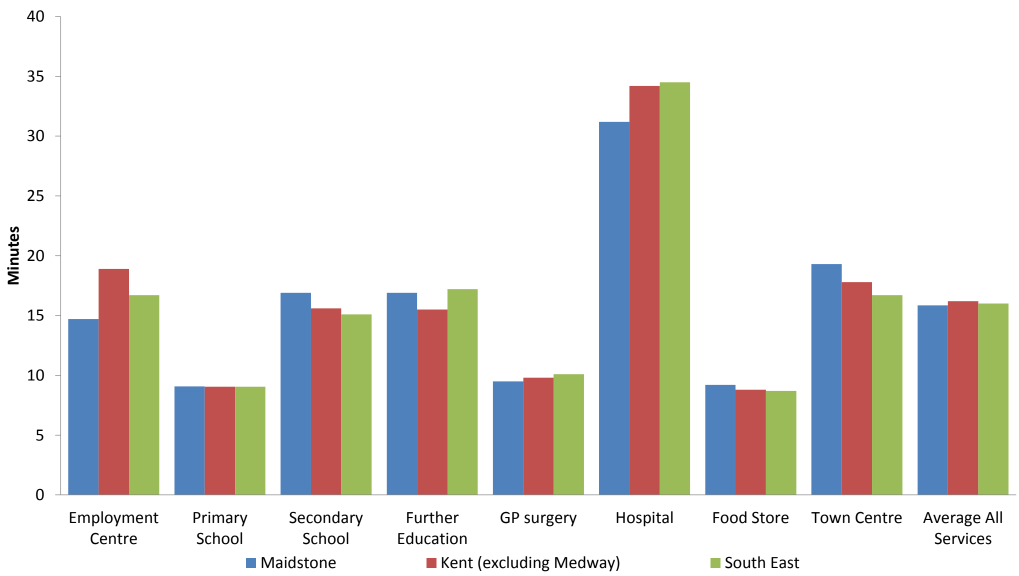


Figure 4.7 Average journey times to key services 2015 (source: DCLG 2017)

Glossary

Acronym	Term	Description
-	Affordable Housing	Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision (source: NPPF glossary).
AMR	Authority Monitoring Report	The Monitoring Report provides a framework with which to monitor and review the effectiveness of local plans and policies.
AQMA	Air Quality Management Area	Local authorities who identify parts of their area where they expect the air quality objectives to be exceeded by the relevant future year, will be required to designate such parts as an Air Quality Management Area.
AQIA	Air Quality Impact Assessment	AQIA considers the potential impacts of pollution from individual and cumulative development, and to demonstrate how the are quality impacts of the development will be mitigated to acceptable levels.
CIL	Community Infrastructure Levy	The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities to help deliver infrastructure to support the development of the area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
DBEIS	Department for Business, Energy and Industrial Strategy	The Department for Business, Energy and Industrial Strategy brings together responsibilities for business, industrial strategy, science, innovation, energy, and climate change.
DCLG	Department for Communities and Local Government	The Department of Communities and Local Government work to move decision-making power from central government to local councils. This helps put communities in charge of planning, increases accountability and helps citizens to see how their money is being spent. They work on housing, the UK economy, local government, planning and building, public safety and emergencies, community and society.
DEFRA	Department for Environment, Food and Rural Affairs	The Department for Environment, Food and Rural Affairs is the UK government department responsible for safeguarding our natural environment, supporting our world-leading food and farming industry, and sustaining a thriving rural economy. Their broad remit means we play a major role in people's day-to-day life, from the food we eat, and the air we breathe, to the water we drink.

Acronym	Term	Description
-	Development Plan	In accordance with legislation all planning applications should normally be determined in accordance with Development Plan policies. This includes adopted local plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
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 of Education	The Department of Education is responsible for children's services and education, including higher and further education policy, apprenticeships and wider skills in England. The department is also home to the Government Equalities Office. They work to provide children's services and education that ensure opportunity is equal for all, no matter what their background or family circumstances.
DfT	Department for Transport	Department for Transport 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.
EA	Environment Agency	The Environment Agency is the leading public body for protecting and improving the environment in England and Wales, with particular responsibilities for river, flooding and pollution (www.environment-agency.gov.uk).
-	Gross Internal Floorspace	The entire area inside the external walls of a building and includes corridors, lifts, plant rooms, mezzanines, services accommodation e.g. toilets but excludes internal walls.
-	Historic England	Historic England are the public body that looks after England's historic environment. They champion and protect historic places, helping people understand, value and care for them.
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 2015 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 used in the indices of deprivation 2010 are: income deprivation; employment deprivation; health deprivation and disability; education deprivation; crime deprivation; barriers to housing and services deprivation; and living environment deprivation.

Acronym	Term	Description
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, and recognises that the populations of the urban area and dispersed villages bring different challenges and solutions.
JSA	Job Seekers Allowance	Jobseeker's Allowance is an unemployment benefit you can claim while looking for work.
KCC	Kent County Council	The county planning and highway authority, responsible for producing the Kent Minerals and Waste Local Plans and the County's local planning policy framework.
LDS	Local Development Scheme	The LDS is a business programme or timetable listing the documents the Council will produce under the local planning policy framework, and explaining how documents will be prepared and when they will be published.
LNR	Local Nature Reserves	Local nature reserves are formally designated areas for both people and wildlife. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it (www.naturalengland.org.uk).
	Local Plan	The plan for the future development of the local area, drawn up by a local authority in consultation with the community, these documents are material considerations in development management decisions.
LSOA	Lower Super Output Area	This is the name for Lower Layer Super Output Areas used for census outputs. In England and Wales Super Output Areas (SOAs) are a geographical hierarchy designed to improve the reporting of small area statistics. Unlike electoral wards, the SOA layers are of consistent size across the country and will not be subject to regular boundary change. Lower Layer SOAs have a minimum population of 1,000 and are used as the building blocks for Middle Layer SOAs (www.ons.gov.uk).
MBC	Maidstone Borough Council	The local planning authority responsible for producing the local planning policy framework.
MW	Megawatt	A unit of power equal to one million watts.
-	Net Tradeable Floorspace	Sales space which customers have access to (excluding areas such as storage).
NOMIS	Nomis is a web-based database of labour market statistics based in Durham	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

Acronym	Term	Description
		to Parliament. ONS is the UK Government's single largest statistical producer and is responsible for the production of a wide range of economic and social statistics (www.ons.gov.uk).
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 of 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)
-	Public Health England	Public Health England exist to protect and improve the nation's health and wellbeing, and reduce health inequalities, it is an executive agency, sponsored by the Department of Health.
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.
SHLAA	Strategic Housing Land Availability Assessment	The purpose of a Strategic Housing Land Availability Assessment is to establish realistic assumptions about the availability, suitable location and the likely economic viability of land to meet the identified need for housing over the plan period (source: NPPF).
SHMA	Strategic Housing Market Assessment	A Strategic Housing Market Assessment to assesses the local planning authority's full objectively assessed housing needs and affordable housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.
SPD	Supplementary Planning Document	An SPD provides further detail to policies set out in local plans. SPDs are a material consideration in planning decisions but are not part of the development plan or the local plan.
	Submission Plan	The Maidstone Borough Local Plan submitted on 20 May 2016 to the Secretary of State for independent examination.
-	Unidentified Sites or Windfall Sites	Sites which have not been specifically identified as available in the local plan process. They normally comprise previously-developed sites that have unexpectedly become available (source: NPPF glossary).