This document is produced by

Maidstone Borough Council

All enquiries should be addressed to:

Strategic Planning Team

Maidstone Borough Council

Maidstone House

King Street

Maidstone

Kent ME15 6JQ

Telephone: 01622 602639

Email: ldf@maidstone.gov.uk

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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 2017 to 31st March 2018. During the monitoring year 2017/18 the borough's adopted development plan comprised the Maidstone Borough-wide Local Plan (2017), the Kent Minerals and Waste Local Plan and Neighbourhood Development Plans. These documents are available to view and download from the Council's website.

1.2 The AMR includes a profile of Maidstone, which focuses on the broader and more descriptive character of the borough and includes: 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'.

1.3 The performance of local plan policies is monitored in accordance with the monitoring indicators of the Maidstone Local Plan 2017 and Sustainability Appraisal 2017. A glossary of terms is included to assist the reader.

1.4 Some of the key points highlighted in the AMR 2018 include:

- The Council is continuing to meet its objectively assessed needs for housing and, as at 1 April 2018, it has 6.5 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, and completion rates are, over the Local Plan period 2011 to 2018 in line with target.
- There has been a significant drop in the number of applications on the housing register, since 2011, however the number of 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 2,142sqm in net sales area of comparison and convenience retail floorspace from completed permissions. However, consent permissions result in a loss of 955sqm (net sales).
- There has been a steady rise in the number of jobs within Maidstone Borough. Between 2011 and 2016 an additional 7,000 jobs have been created.
- 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; and the built and natural environment section highlights the borough's assets and constraints. Some of the indicators that have been recommended within the Maidstone Sustainability Appraisal 2017 are also contained within the profile.

Demographic Structure

Population

2.3 Maidstone's population in mid 2017 was estimated as 167,730 persons compared to 155,764 in 2011, an estimated rise of 11,966 or 7.7%. In 2017 the estimated population was made up of 51% females and 49% males. The two largest age groups in 2017 where 45-49 and 50-54 and they made up 15% 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 2011 and 2017 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 2011 to 45-49 in 2017 (Figure 2.1).

2.4 In the thirteen years to 2015/16 the average total net migration inflow per year was 1,382 people. Having climbed sharply since 2011/12, net migration fell for the first time in four years in 2015/16. However, this is not as low as the levels of 2003/04 and 2004/05 (Figure 2.2). Internal migration makes up the greater proportion of net migration at 54%, which is similar in comparison to 55% in 2011/12. The cumulative net inflow to Maidstone between 2003/04 and 2015/16 was 17,969 persons (Figure 2.3).

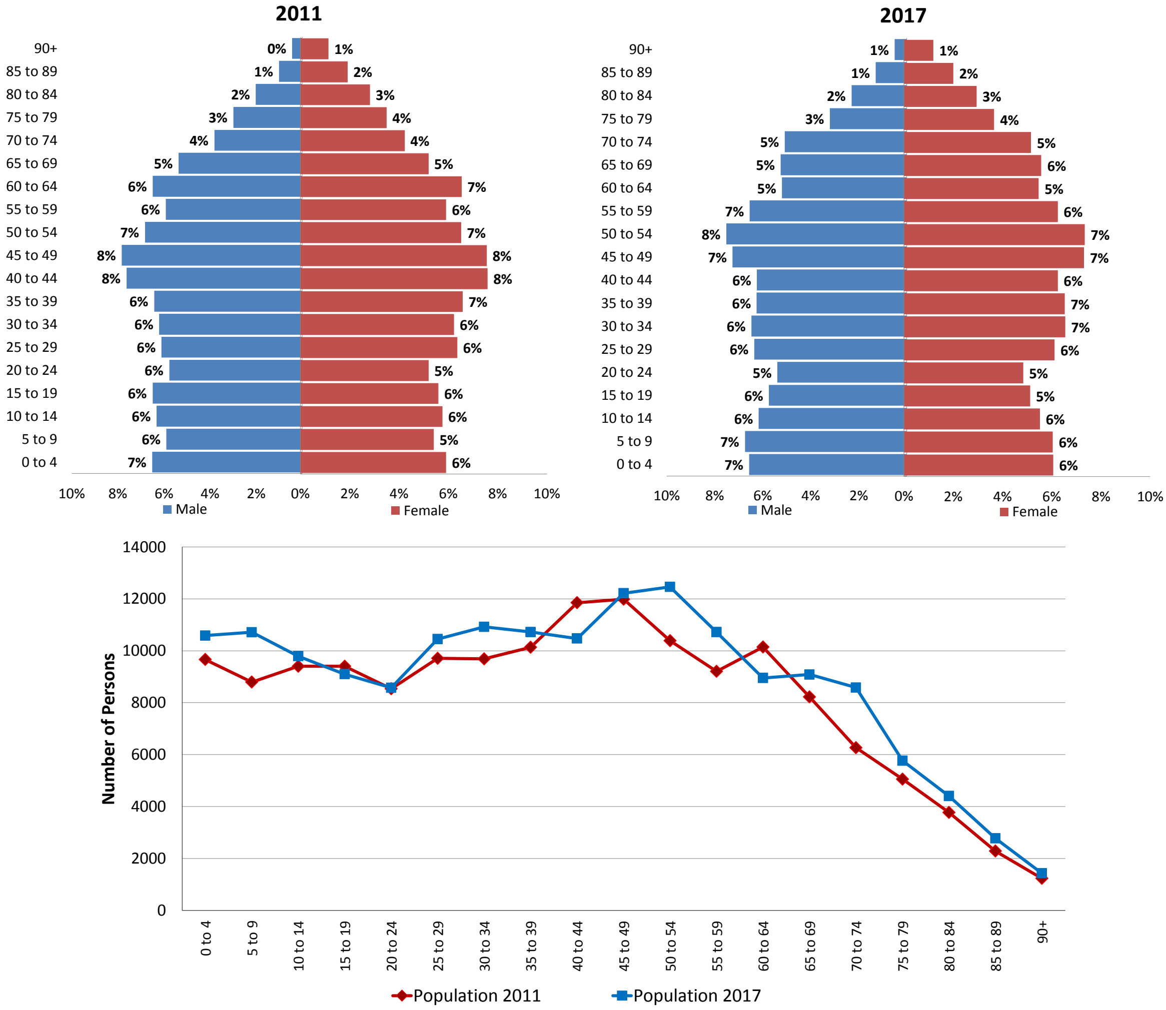


Figure 2.1 Population of Maidstone Borough 2011 & 2017 (source: ONS 2011 & 2017)

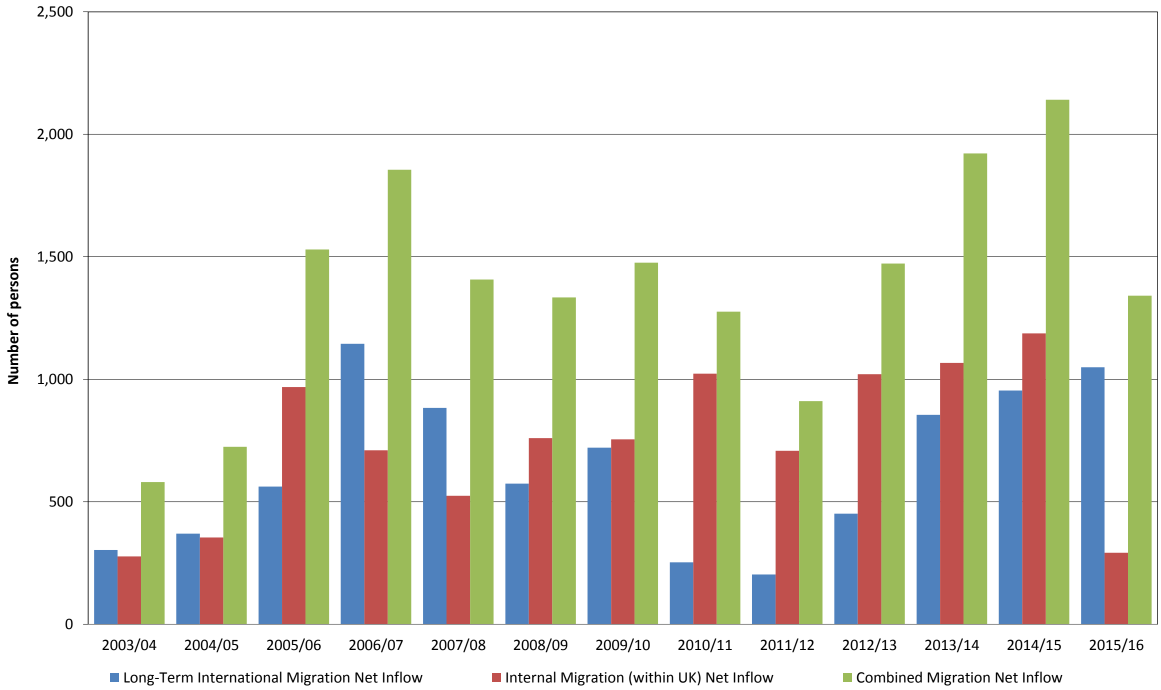


Figure 2.2 Maidstone Borough Council International and internal migration (source: ONS 2018)

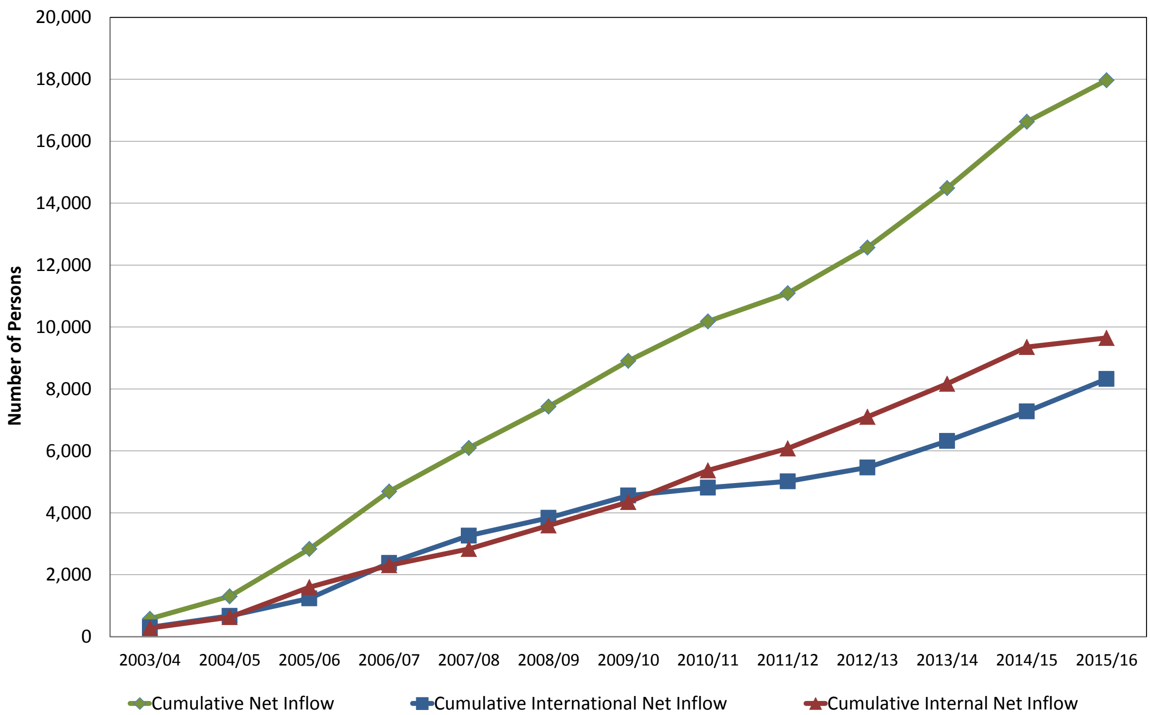


Figure 2.3 Maidstone Borough Council cumulative migration (source: ONS 2018)

Economic Structure

Housing stock, prices and sales

2.5 Since 2011, there has been a 6.3% rise in total dwellings in Maidstone, rising from 65,530 to 69,700 dwellings, compared to 4.8% rise in Kent (excluding Medway) and a 4.2% rise in England (KCC June 2018). The tenure of private sector dwelling stock in Maidstone is 87% which is similar to Kent and England, however, Maidstone has only a very small amount of local authority owned dwellings compared to Kent and England and has a much higher number of private dwellings provided by registered providers (Table 2.1). The average household size in Maidstone is 2.4 people, which is comparable to household sizes across the county, the region and nationally (Table 2.2).

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 (Figure 2.4). In 2017 the average house price in Maidstone had risen to the same average as Kent (Table 2.3).

2.7 The total number of house sales per annum increased steadily between 2011 and 2014. In 2016 there was a sharp decrease which was followed by a significant jump to a 7 year high. This extraordinary trend was reflected in Kent and the South East (Table 2.4). Terraced and semi-detached housing continue to be the two largest types of dwelling sold in Maidstone, and they regularly average two thirds of the total dwellings sold. (Figure 2.5).

Tenure	Maidstone	Kent (excluding Medway)	England
Local authority owner	40	30,850	1,602,000
Private registered provider	8,970	57,020	2,511,000
Other public sector	0	960	56,000
Private sector	60,700	575,150	19,781,000

Table 2.1 Dwelling stock by tenure 2017 (source: KCC 2018)

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

Year	Maidstone	Kent (excluding Medway)	South East
2017	9.0	6.1	5.7
2016	6.59	5.03	7.64
2015	10.47	8.58	7.84
2014	6.95	6.02	6.23
2013	1.20	2.84	2.66
2012	3.92	1.55	1.78
2011	-5.91	-3.17	-1.64

Table 2.3 All dwellings house price change % (source: KCC 2017)

Year	Maidstone	Kent (excluding Medway)	South East
% change 2011-17	**57%**	**41%**	**30%**
2017	3,127	26,544	202,756
2016	2,015	19,114	148,404
2015	2,692	26,455	213,054
2014	2,915	27,237	224,795
2013	2,349	22,497	190,971
2012	2,038	19,123	160,059
2011	1,997	18,877	156,122

Table 2.4 Number of house sales (source: KCC 2017)

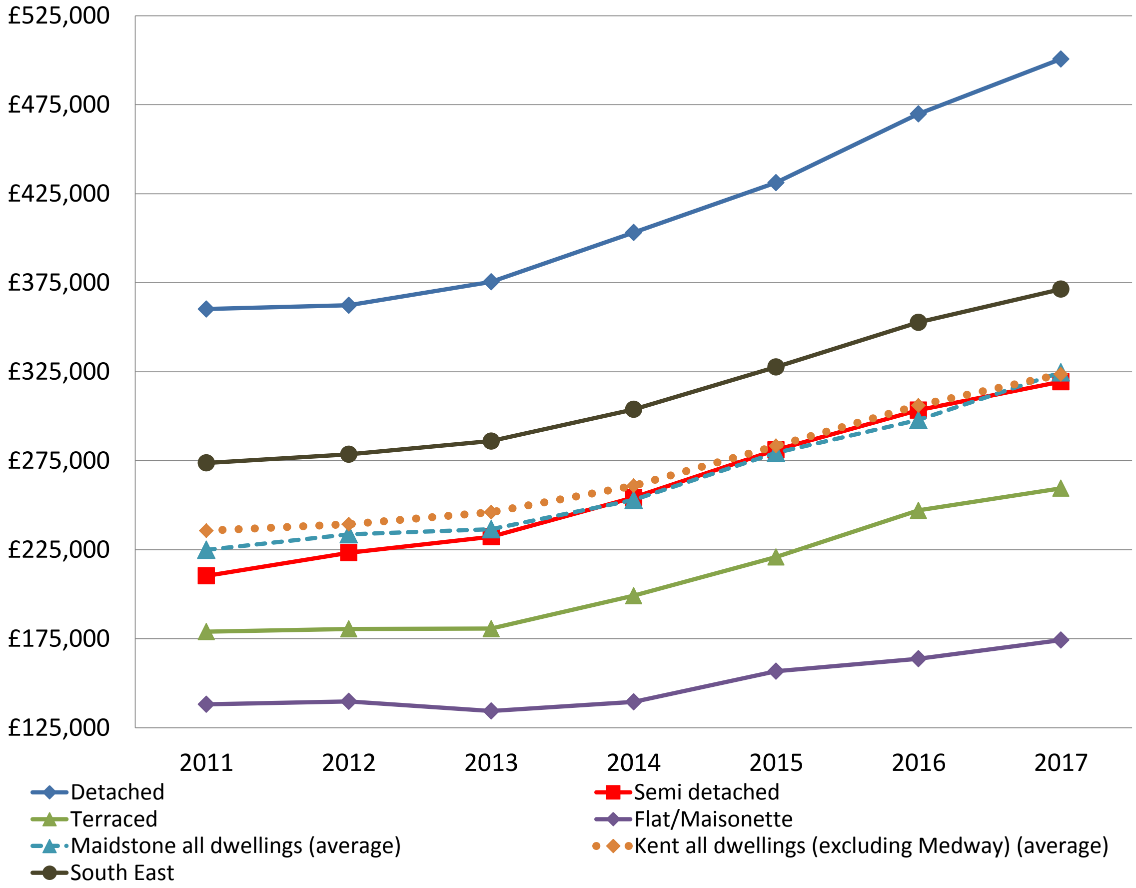


Figure 2.4 Maidstone annual house price change (KCC 2018)

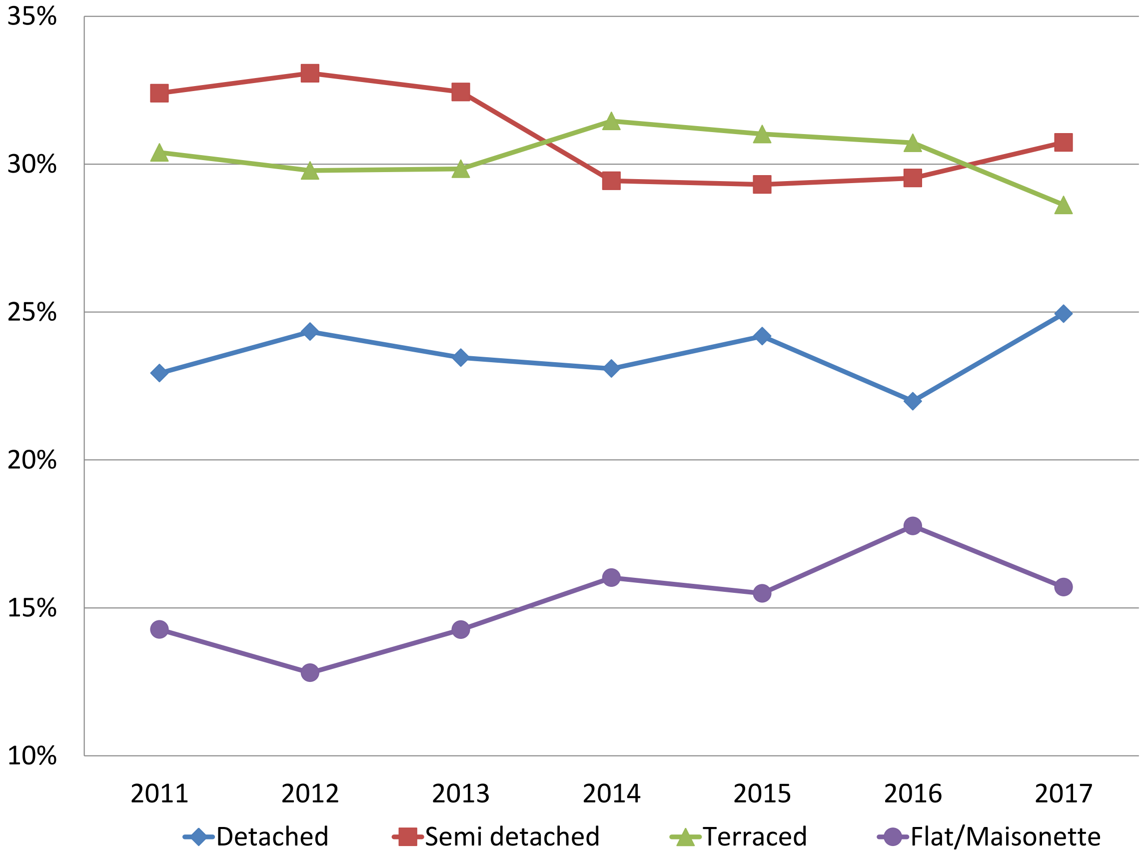


Figure 2.5 Maidstone types of house sold as a percentage of total house sales (source: KCC 2016)

Vacant dwellings

2.8 There has been a 33% fall in vacant dwellings in Maidstone between 2011 and 2017, a trend higher than in Kent and England (Table 2.5). Long term vacancy rates have fallen in Maidstone for two consecutive years up to 2017, where as the trend has been inconsistent in Kent and England (Figure 2.6).

2.9 Vacant dwellings in Maidstone make up 1.51% of total dwelling stock of 69,700 homes, which is a lower trend than Kent 2.41%, and England 2.53% (KCC 2018).

	Maidstone	Kent (excluding Medway)	England
% Change since 2011	-33%	-18%	-16%
2017	1,053	16,053	605,891
2016	1,039	16,009	589,766
2015	1,017	15,470	600,179
2014	1,112	15,799	610,123
2013	1,239	16,640	635,127
2012	1,401	19,012	704,357
2011	1,583	19,621	719,352

Table 2.5 Vacant dwellings 2011 to 2017 (source: KCC 2017)

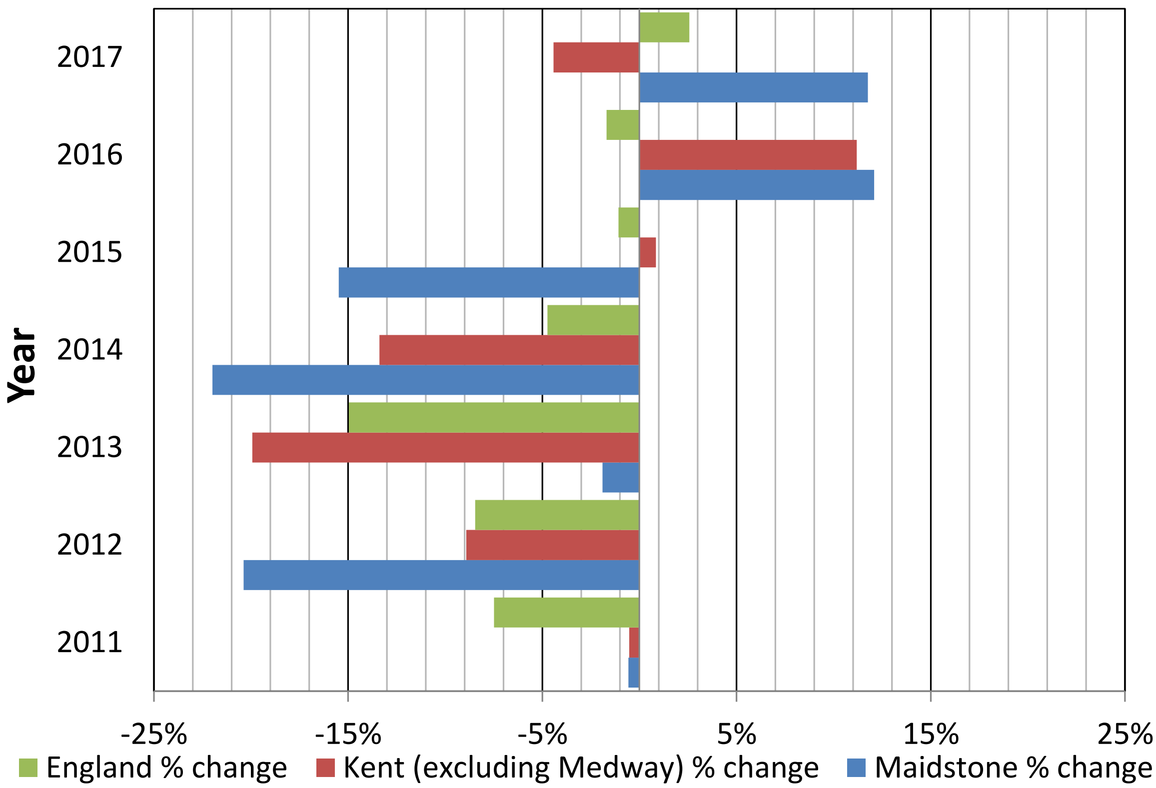


Figure 2.6 Long term vacancy rate change (source: KCC 2018)

Employment by occupation, earnings and commuting patterns

2.10 Figure 2.7 shows that professional occupation workers (resident population) are the largest employment group for Maidstone (20%) followed by both manager directors and senior officials (17%). 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. Maidstone Borough has a low wage economy: there is a disparity between residence earnings and work place earnings (Figure 2.8).

2.11 Table 2.6 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%) than commuting in from these locations. 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.

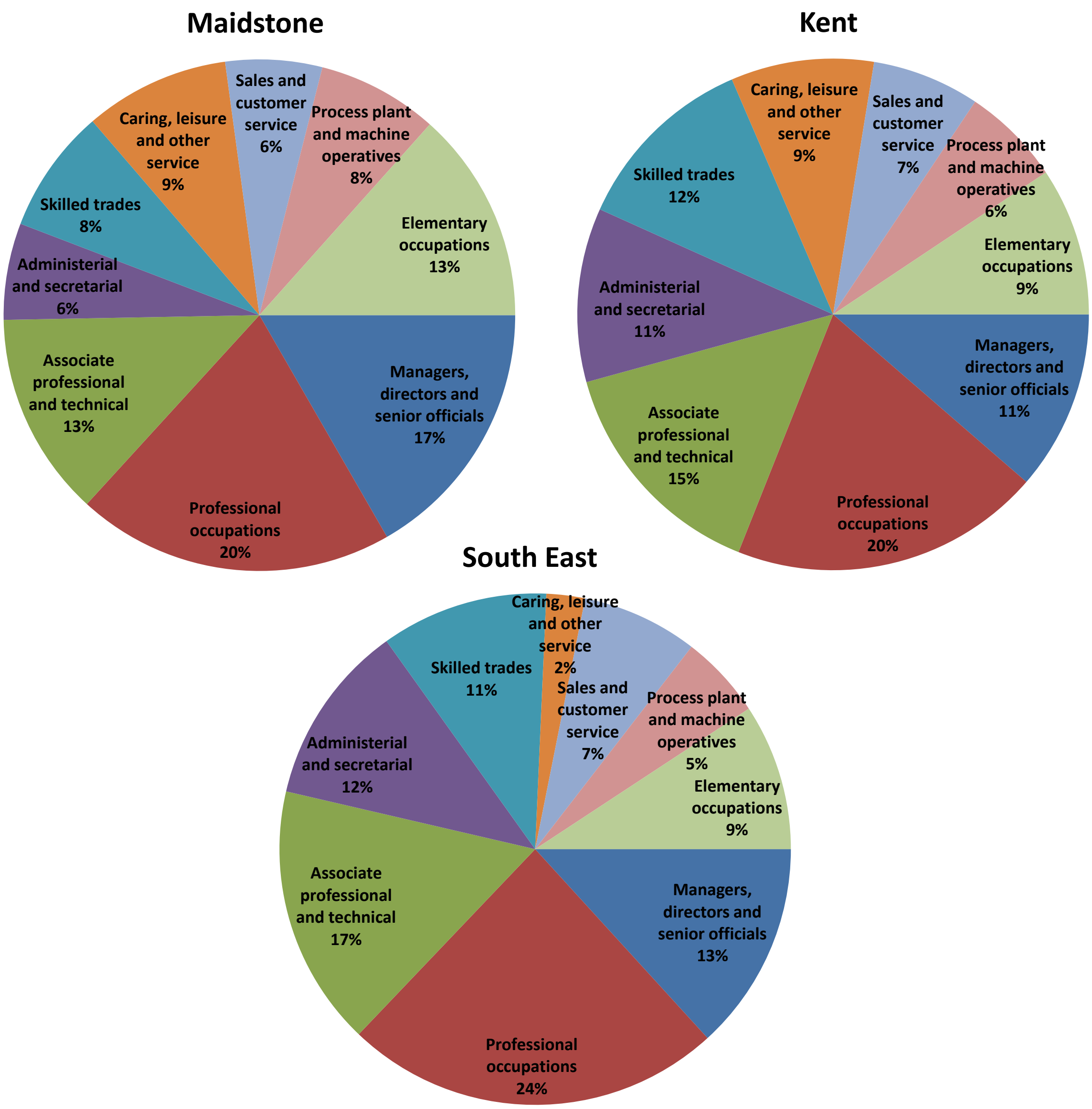


Figure 2.7 Employment by occupation 2017 (source: NOMIS 2018)

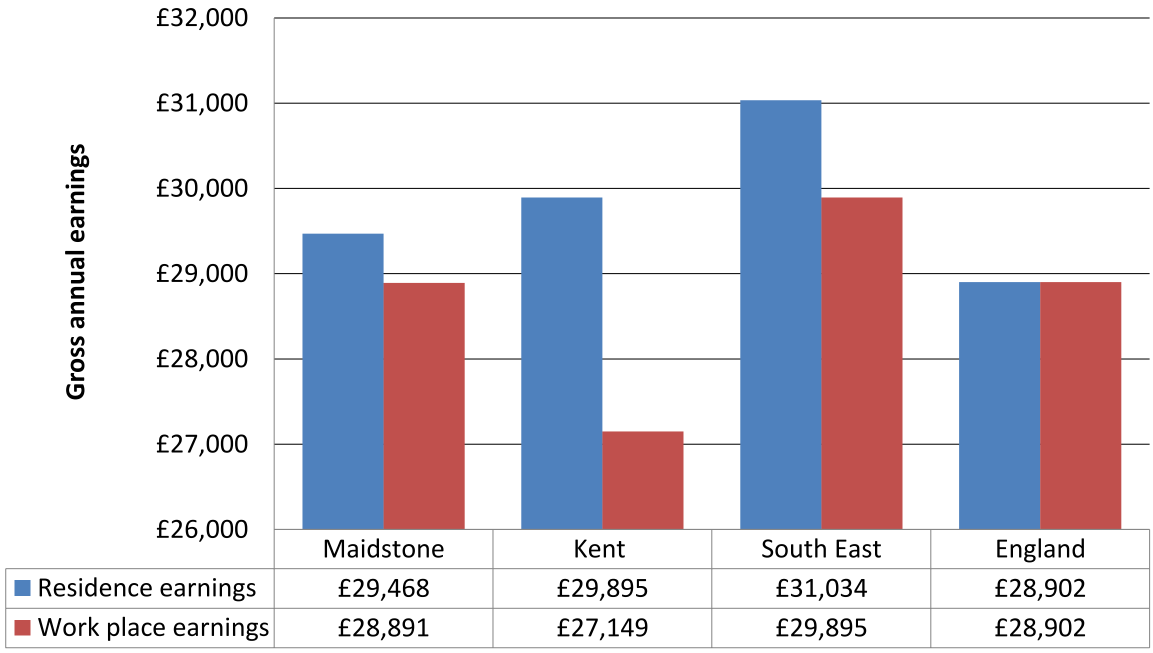


Figure 2.8 Workplace and residence-based earnings 2017 (source: NOMIS 2018)

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 2.6 Maidstone commuting flows (source: NOMIS census data 2011)

Types of business units

2.12 Maidstone has shown steady growth in the number of businesses from 2011 to 2017 a trend reflected in Kent and the South East. Medium size businesses (50 to 249 employees) in Maidstone saw the largest percentage growth of 26.3% during the period, with micro businesses (0 to 9 employees) seeing the smallest growth at 19.9% (Figure 2.9).

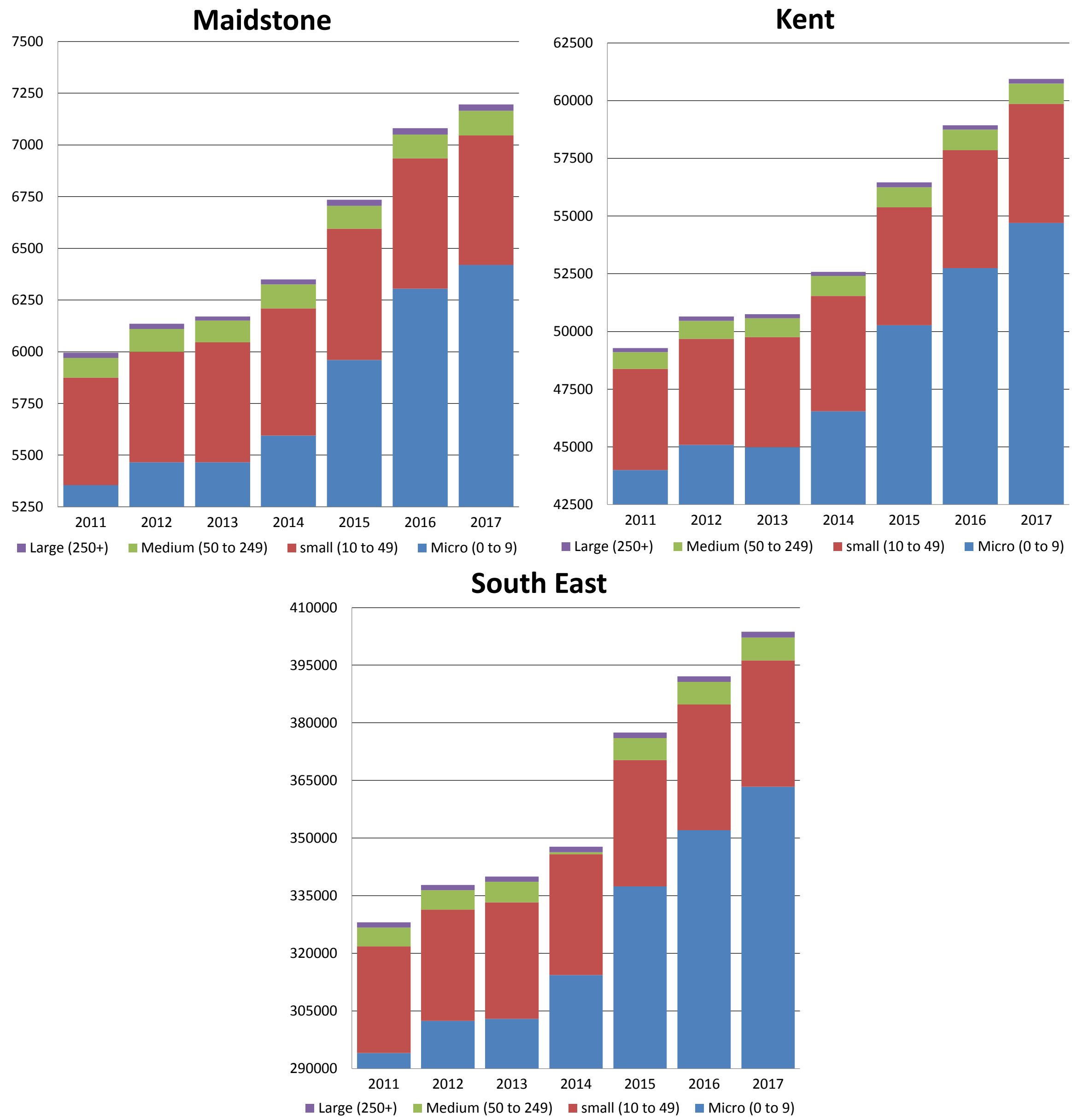


Figure 2.9 Business enterprise counts 2017 (source: NOMIS 2018)

Tourism

2.13 Between 2014 and 2016 the number of nights stayed by overseas visitors to Maidstone increased by 6% (Table 2.7). 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 2.10).

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

Table 2.7 Nights stayed and spending by overseas vistors to Maidstone (source: ONS 2017)

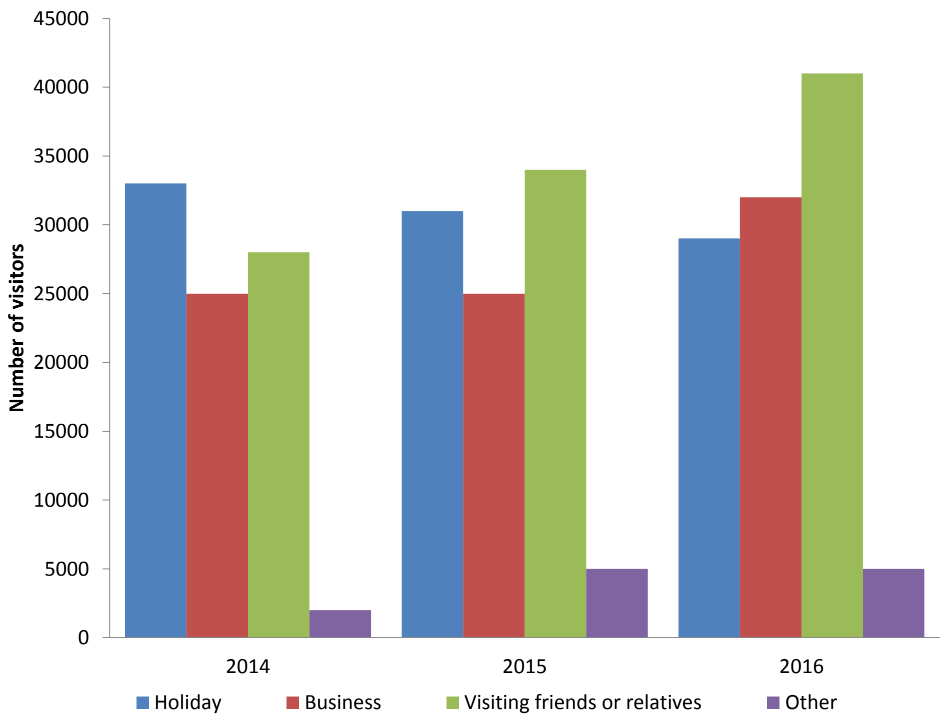


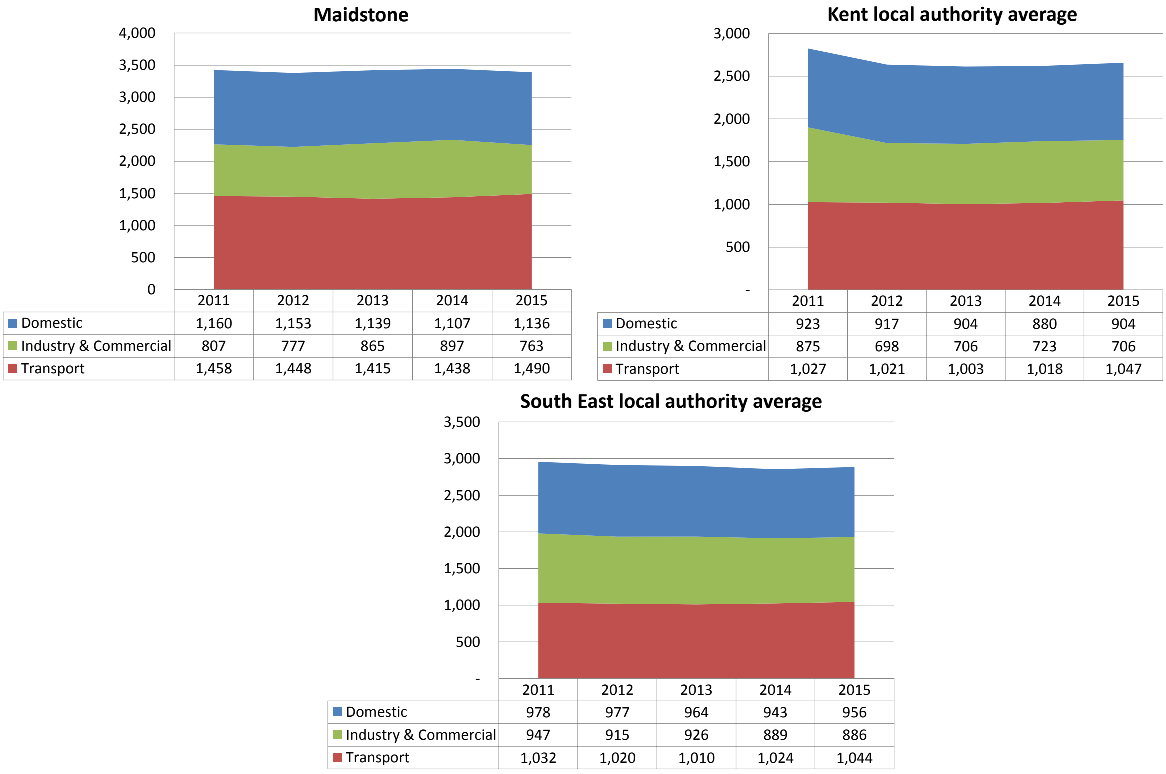
Figure 2.10 Purpose and number of overseas visitors to Maidstone (source: ONS 2017)

Energy

2.14 Maidstone had a slight increase in renewable electricity capacity between 2014 and 2016, a trend that was considerably lower than Kent and only slightly lower than the south East (Table 2.8). There has been a decrease in total energy consumption within Maidstone, with the largest proportion of the decrease in industrial and commercial usage (Figure 2.11).

	2014	2015	2016	% change
Maidstone	56	58	58	3%
Kent Local Authority average	116	135	142	22%
South East Local Authority average	37	47	53	4%

Table 2.8 Installed renewable electricity capacity (MW) (source: DBEIS 2017)



Maidstone

	2011	2012	2013	2014	2015
Domestic	1,160	1,153	1,139	1,107	1,136
Industry & Commercial	807	777	865	897	763
Transport	1,458	1,448	1,415	1,438	1,490

Kent local authority average

	2011	2012	2013	2014	2015
Domestic	923	917	904	880	904
Industry & Commercial	875	698	706	723	706
Transport	1,027	1,021	1,003	1,018	1,047

South East local authority average

	2011	2012	2013	2014	2015
Domestic	978	977	964	943	956
Industry & Commercial	947	915	926	889	886
Transport	1,032	1,020	1,010	1,024	1,044

Figure 2.11 Energy consumption by consuming sector (source: DBEIS 2017)

Waste management

2.15 There has been a slight decrease in household waste collected in Maidstone since 2011/12, a trend lower than Kent and the South East (Table 2.9). Between 2011/12 to 2016/17 non-household waste has slightly reduced in Maidstone, a trend much lower than Kent and slightly higher than South East (Table 2.10).

	Maidstone	Kent	South East
% Change	-1.7%	-3.3%	1.9%
2016/17	344	348	369
2015/16	347	345	356
2014/15	352	352	362
2013/14	352	351	359
2012/13	332	349	354
2011/12	350	360	362

Table 2.9 Collected household waste per person (kg) (source: DEFRA 2017)

	Maidstone	Kent	South East
% Change	-5.6%	11.9%	-7.7%
2016/17	202	10,326	370,949
2015/16	523	14,999	387,010
2014/15	558	17,462	403,914
2013/14	1,054	13,190	389,902
2012/13	1,603	10,590	355,118
2011/12	214	9,229	377,484

Table 2.10 Non household waste (tonnes) (source: DEFRA 2018)

Social Profile

Education

2.16 The latest data available for Maidstone's education results are set out in figures 2.12, 2.13, 2.14, 2.15, 2.16 and table 2.11.

2.17 The achievements overall show:

- A greater percentage of students gaining 5 or more subjects at grades A* to C and grades Standard pass (grades 9-4) in English and Maths, compared to county and national results;
- Maidstone has a higher percentage of young people achieving English Baccalaureate compared to the county and nationally;
- There is a considerably higher percentage of pupils gaining standard pass (Grades 0-4) in English Baccalaureate than Kent and nationally.
- The number of persons taking up a trade apprenticeship in Maidstone has fallen two years in a row, the number of persons taking up trade apprenticeships in Kent regionally and nationally has remained stable between 2016 and 2017.
- In 2017 Maidstone's Primary and Secondary schools have been at a higher level of capacity than the Kent and national average.
- 35% of Maidstone residents over the age of 16 years have a degree or above a rate lower than the South East and similar to Kent and nationally.

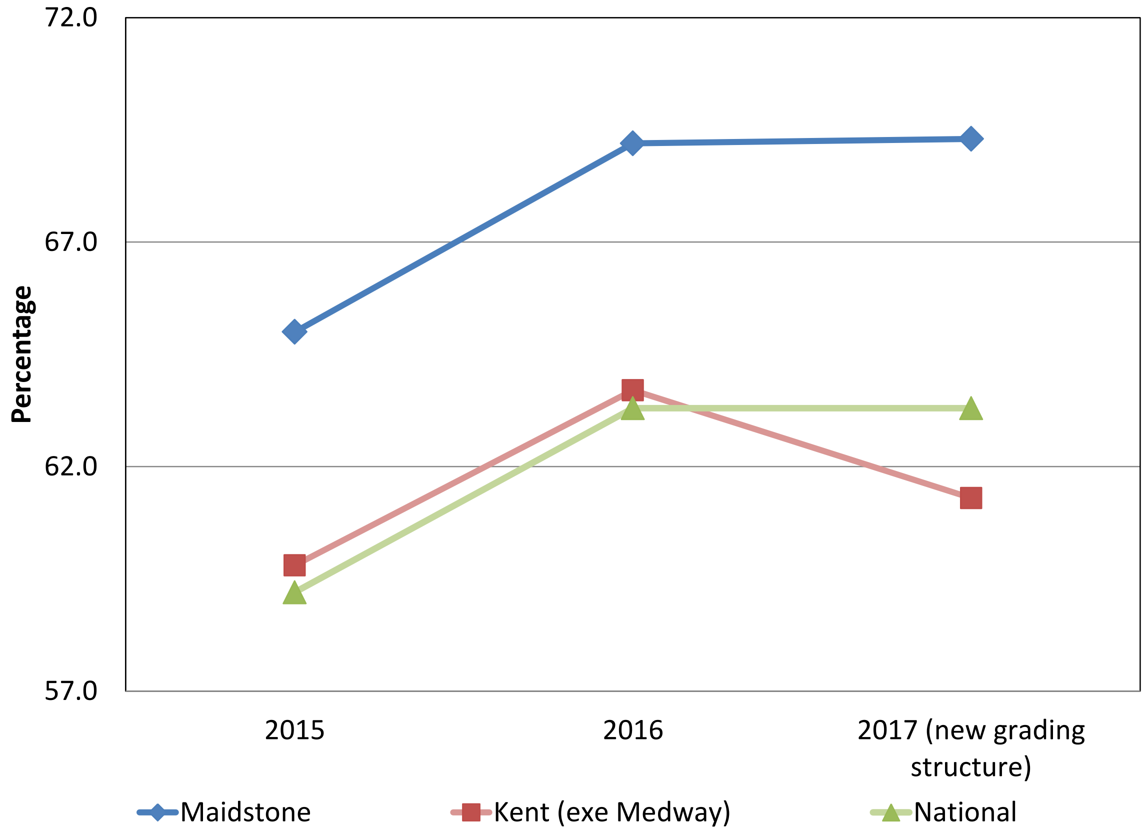


Figure 2.12 Percentage of pupils achieving A*-C Grades and Standard Pass (grades 9-4) in English and Maths (source: KCC 2018)

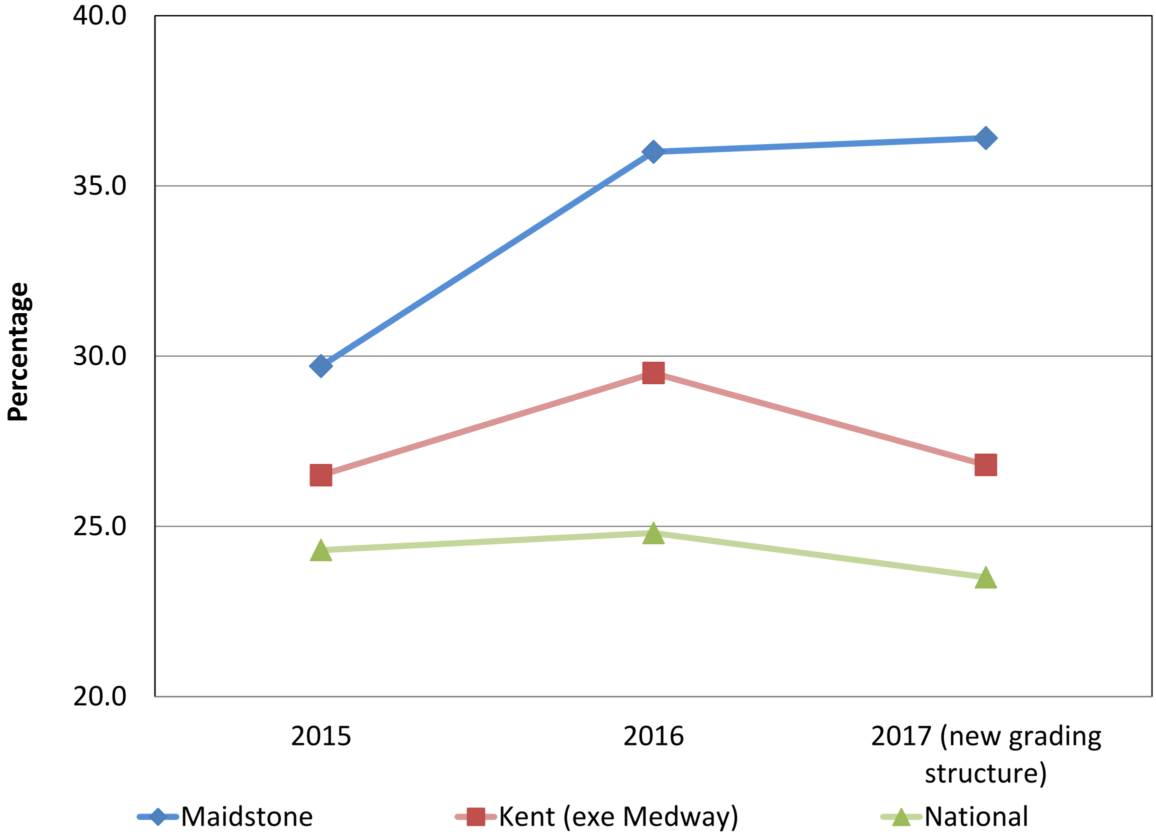


Figure 2.13 Percentage of pupils achieving A*-C and Standard Pass (Grades 9-4) in English Baccalaureate (source: KCC 2018)

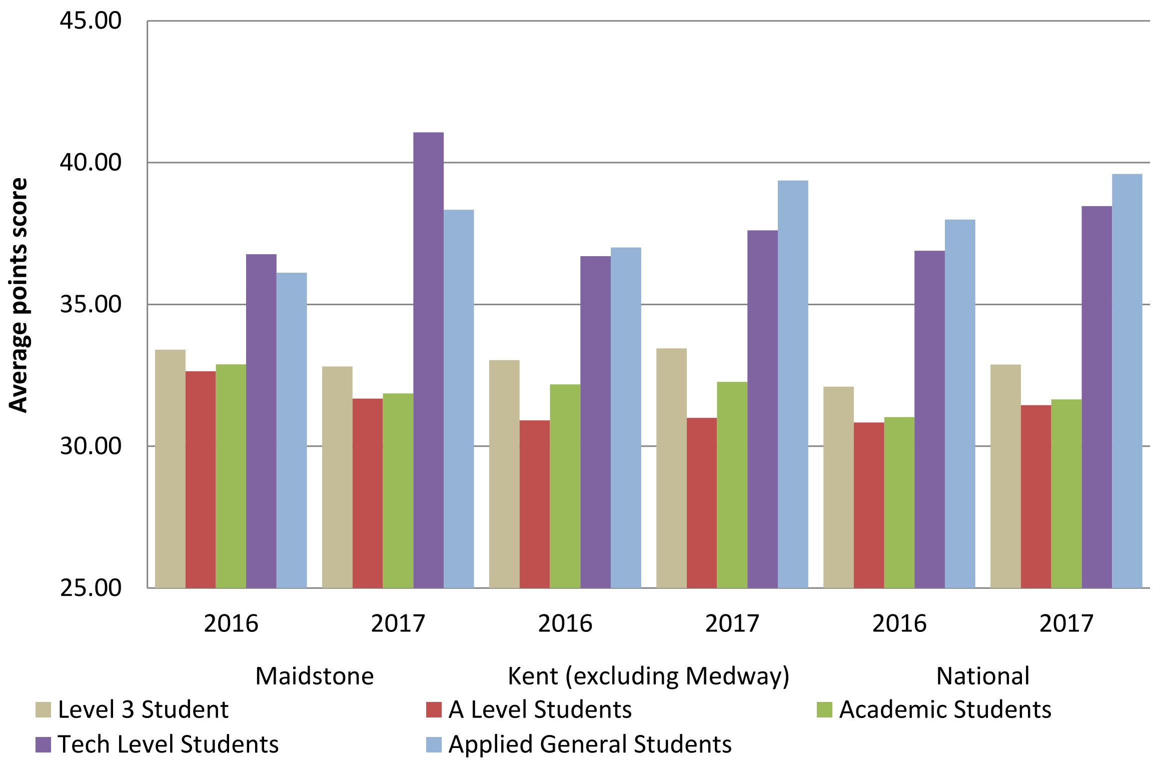


Figure 2.14 Post 16 APS data (source: KCC 2018).pdf

	Maidstone	Kent (including Medway)	South East	England
2017	2,200	31,200	166,500	1,013,300
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 2018)

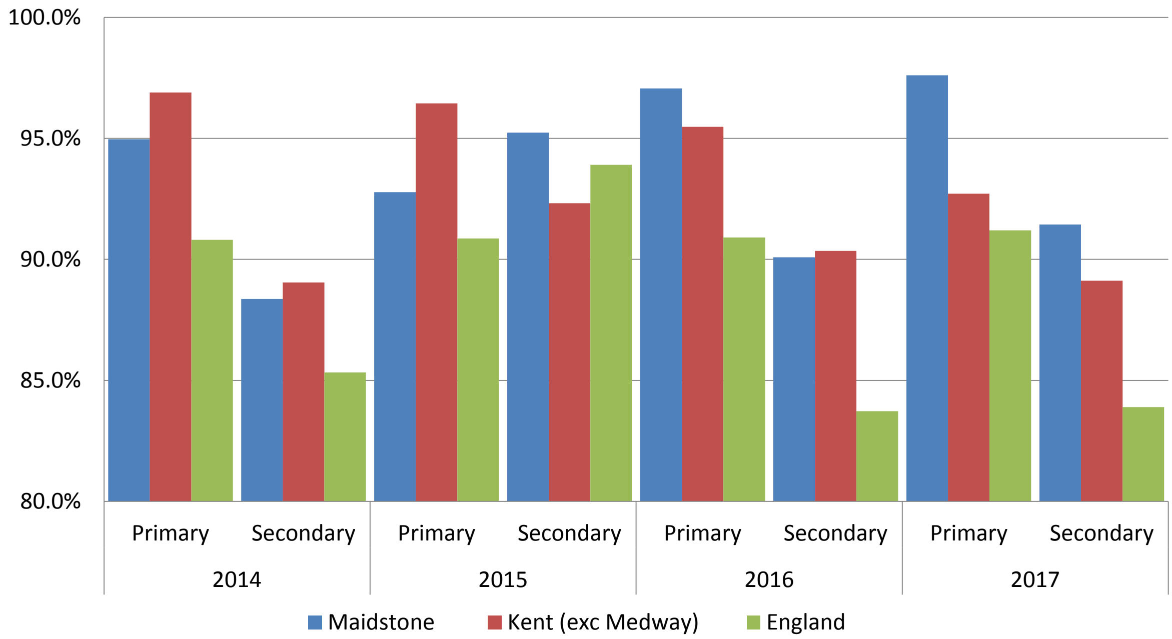


Figure 2.15 State schools capacity (source: KCC 2018 & DfE SCAP 2017)

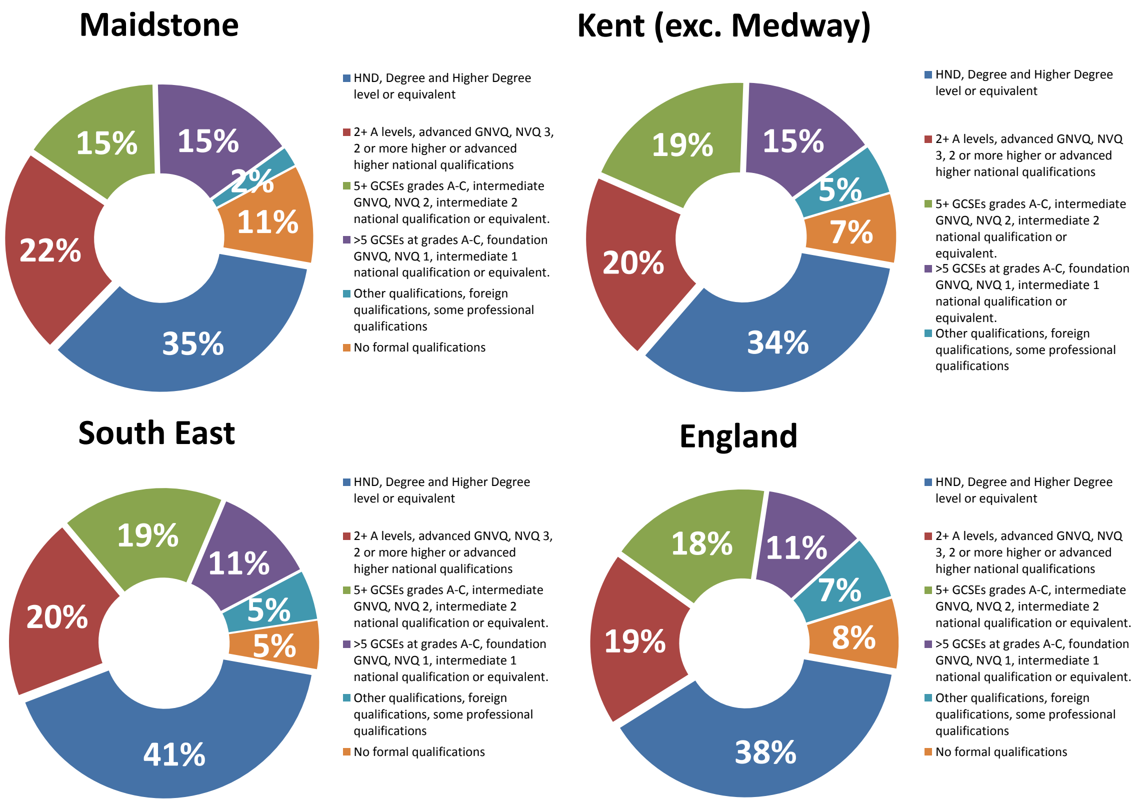


Figure 2.16 Residents highest qualification 2017 (source: NOMIS 2018)

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 2018 there was a decrease in claimants in the borough compared to a continued rise in Kent, the South East and England (Figure 2.17).

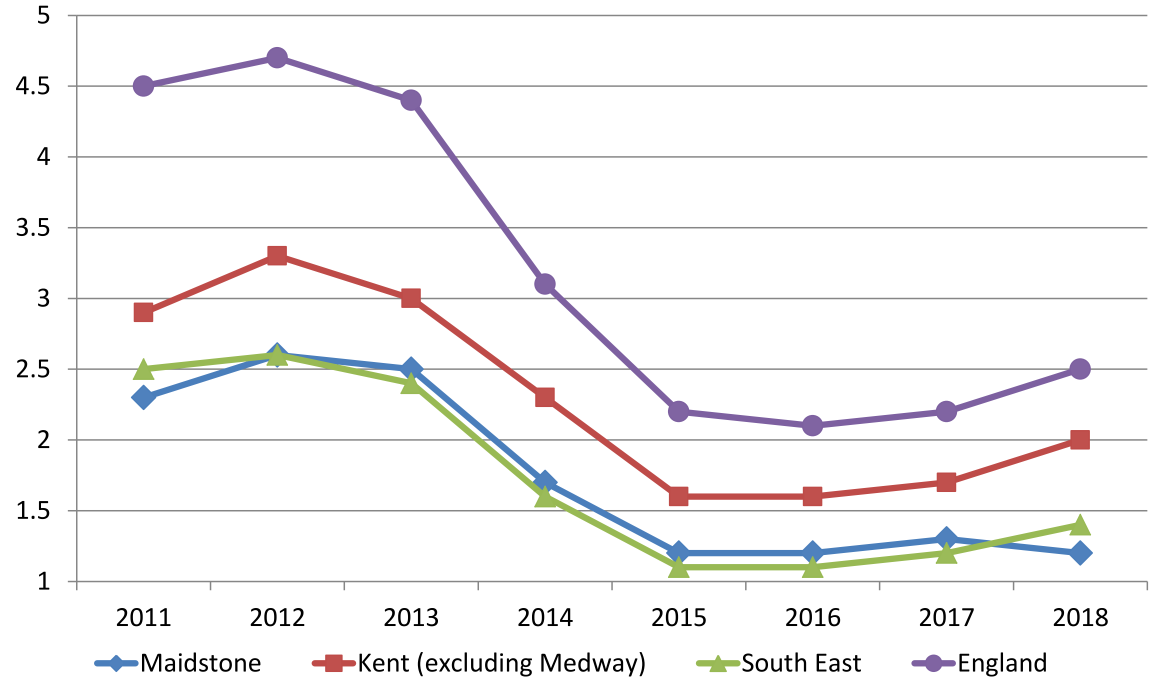


Figure 2.17 Percentage of claimants/workforce Jobs (source: Nomis 2018)

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 Nationally. However, the overall proportion of pupils eligible for free school meals has increased for Maidstone whilst Kent and Nationally it has decreased (Table 2.12).

	Maidstone			**Kent (exe Medway)**			**National**		
	2016	**2017**	**2018**	**2016**	**2017**	**2018**	**2016**	**2017**	**2018**
Primary	10.1%	10.1%	10.4%	12.5%	12.2%	12.1%	15.6%	15.2%	14.1%
Secondary	8.0%	7.7%	7.6%	10.8%	10.6%	10.3%	13.9%	14.1%	12.9%
Special Needs	32.7%	31.5%	29.8%	32.3%	32.7%	31.7%	36.7%	37.4%	35.9%
Overall	9.6%	9.6%	9.7%	12.1%	11.9%	11.7%	15.2%	15.1%	14.0%

Table 2.12 Percentage of statutory aged pupils eligible for free schools meals at January 2016 to January 2018 (source: KCC 2018)

Health

2.20 Maidstone has a consistently higher percentage of adults who consider themselves physically active than Kent and nationally (Table 2.13).

	2012	2013	2014	2015	2016 (new methodology)	2017
Maidstone	60.9%	58.7%	59.3%	60.7%	67.0%	68.1%
Kent	57.2%	57.1%	56.6%	59.0%	64.9%	66.6%
England	56.0%	56.0%	57.0%	57.0%	66.0%	66.1%

Table 2.13 Percentage of 19+ years physically active adults (source: Public Health England 2018)

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 The Council helps address local crime and disorder through the Safer Maidstone Partnership, and the Maidstone Community Safety Partnership Plan 2013-18 (refreshed April 2017) is a rolling five year document and highlights how to tackle community safety issues that matter to the local community. The statutory partners of the Safer Maidstone Partnership are: Maidstone Borough Council, Kent County Council, Kent Police, Kent Fire and Rescue Service, National Probation Service, Kent Surrey and Sussex Community Rehabilitation Company and the West Kent Clinical Commissioning Group (has the responsibility for local health services).

2.23 Between 2011 and 2017 Maidstone did not follow county trend in crime statistics and reported a lower increase in all reported crime (Table 2.14). However, over the 7 years period there has been a substantial higher rise in crime in Maidstone and Kent compared to England and Wales.

2.24 The High Street Ward in 2017 reported a steep rise in crime during the summer months compared to the previous two years. The two winter months of December and January have consistently been the lowest months for reported crime (Figure 2.18).

Offence type	Maidstone			Kent (excluding Medway)	England and Wales
	2011	2017	% change	% change	% change
Domestic burglary	440	667	52%	45%	15%
Robbery	45	110	144%	78%	-4%
Vehicle offences	862	858	-0.5%	18%	7%
Violence with injury	875	1,702	95%	88%	47%
Violence without injury	573	2605	455%	330%	237%
All reported crime	9,191	14347	56%	60%	19%
Crime rate per 1,000 population	59	86	46%	46%	14%

Table 2.14 Crime statistics 2011 to 2017 (source: ONS 2018)

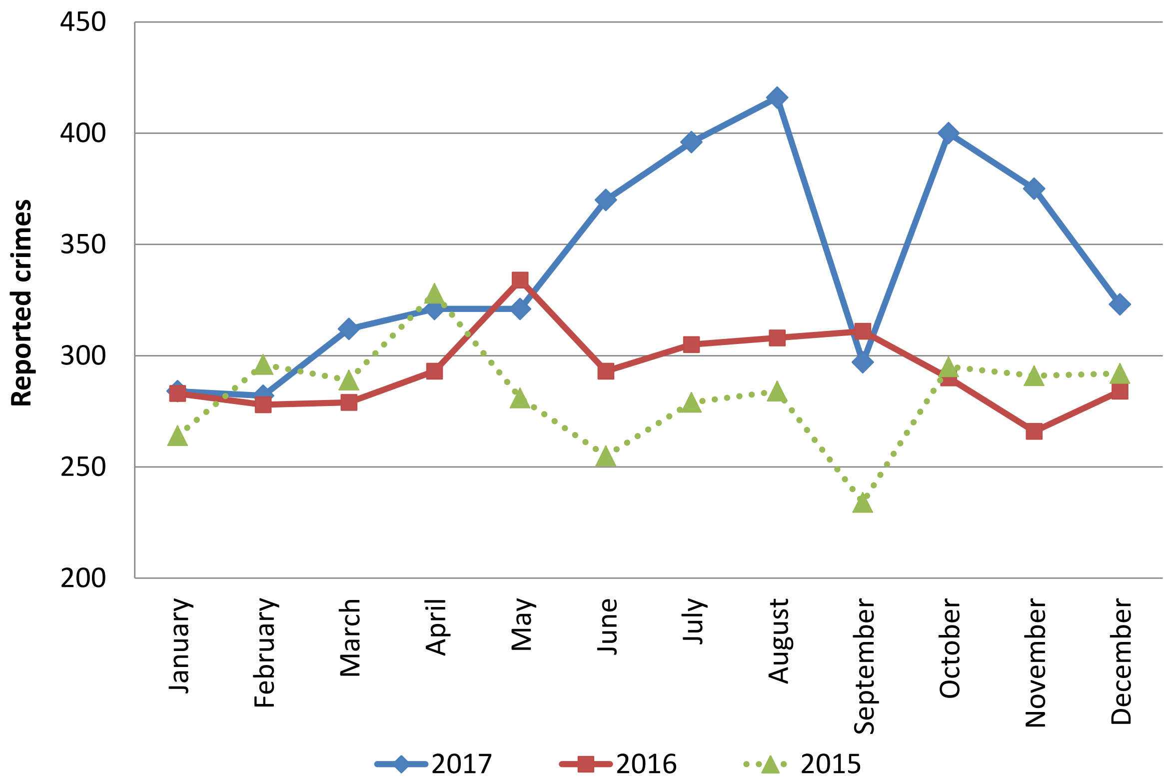


Figure 2.18 Number of reported crimes in High Street ward (source: police.uk 2018)

Homeless Households

2.25 Table 2.15 illustrates that there has been a steep rise in households in temporary accommodation in Maidstone and Kent, a rate twice as high as the national rate. Temporary accommodation spans a range of property including: Bed and Breakfast, Hostels, Local Authority or Social landlord dwellings, leased private sector dwellings and other including private land lord.

	2011	2014	2017	Change
Maidstone	40	44	87	118%
Kent (excluding Medway)	501	551	1,085	117%
England	48,648	60,303	78,378	61%

Table 2.15 Yearly average of households in temporary accommodation (source: KCC 2018)

Areas of multiple deprivation

2.26 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.

2.27 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)]. 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 Lower Super Output Areas (LSOA) 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 2.17).

2.28 Map 2.1 illustrates 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.

-

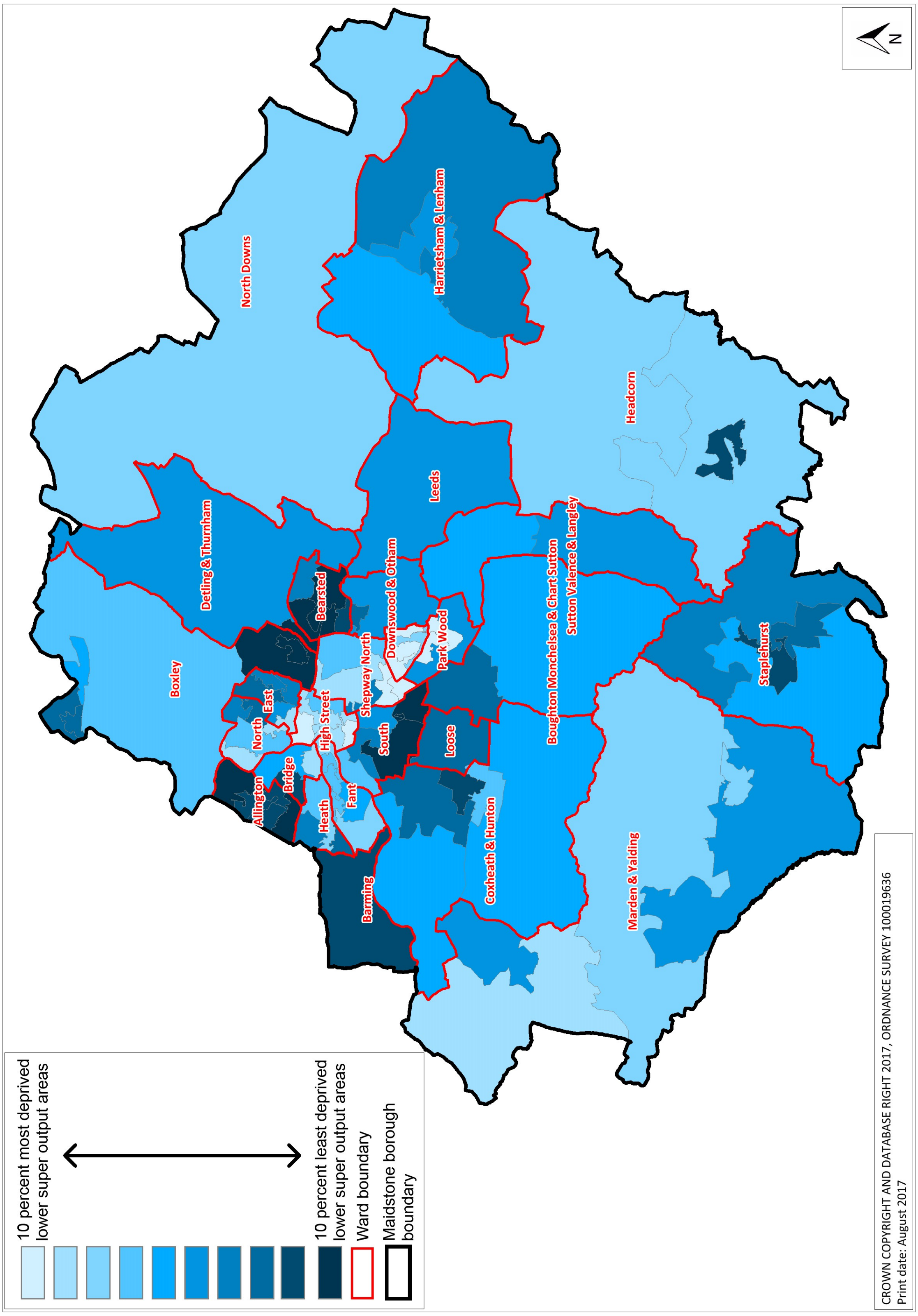
Lower Super Output Area	Kent Rank (excluding Medway)	Top 10%	England Rank	Top 10%
Park Wood (013A)	30	Yes	1,979	Yes
Park Wood (013B)	45	Yes	2,857	Yes
Shepway South (013D)	61	Yes	3,768	No
Shepway South (013E)	67	Yes	3,928	No
High Street (009C)	77	Yes	4,490	No

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

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)

1 A rank of 1 indicates the most deprived ward



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

Built and Natural Environment

2.29 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 2.18 and Map 2.2).

2.30 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.

2.31 Maidstone benefits from a substantial rural hinterland of high landscape and environmental quality, much of which is protected by national and local designations (Table 2.19). The borough's environmental assets, together with the constraints of the floodplain, are illustrated in Map 2.3.

2.32 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 also offer further potential for designation as an LNR.

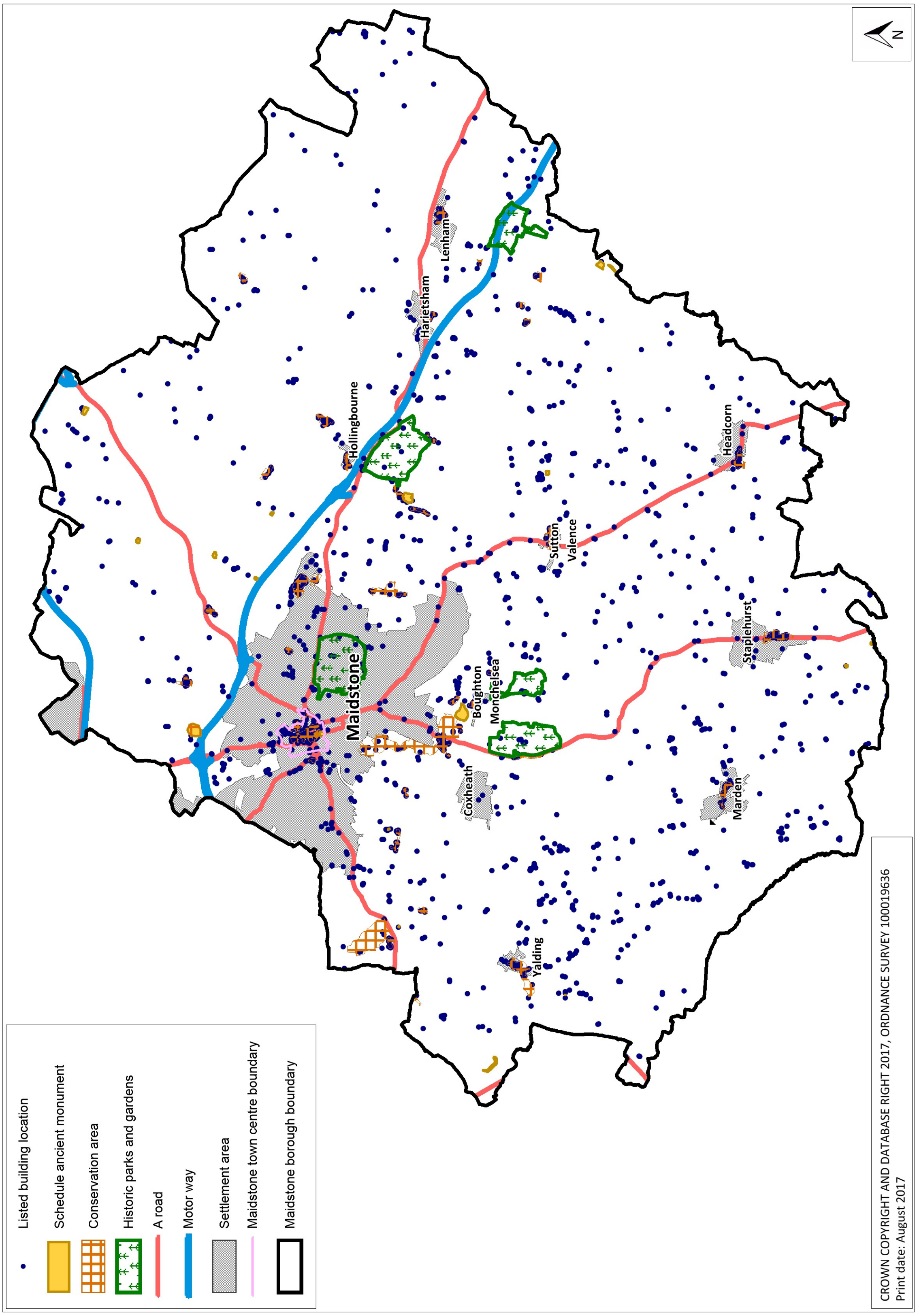
2.33 The quality and protection of the built and natural environment are important considerations for the Council.

Built Environment Assets	2016	2017	2018
Conservation areas	41	41	41
Listed Buildings	2,028	2,023	2,023
Grade I	43	42	42
Grade II*	106	105	105
Grade II	1,879	1,876	1,876
Scheduled Ancient Monuments	26	26	26
Parks and Gardens of Special Historic Interest	5	5	5
Gardens of County level historic importance			9

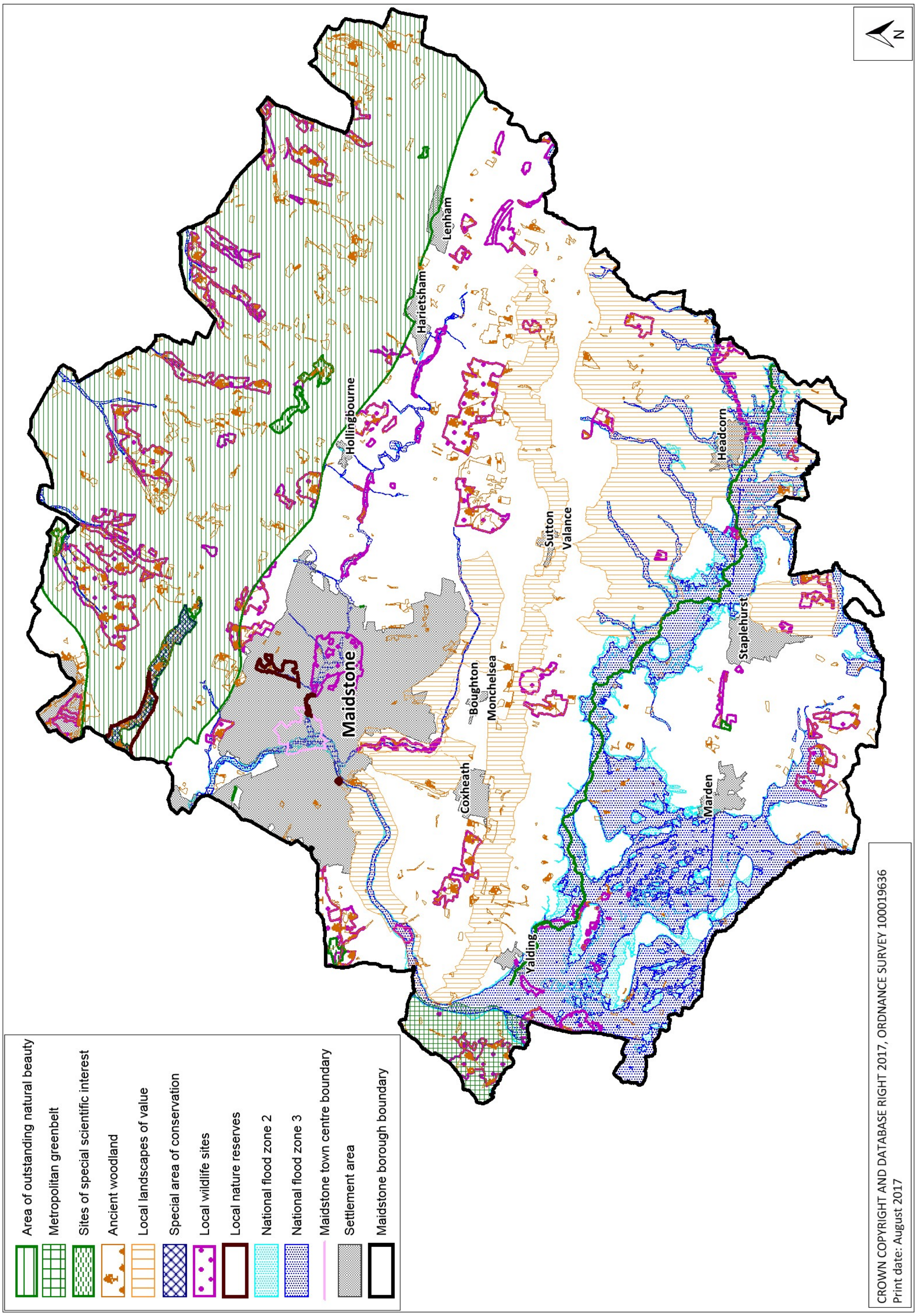
Table 2.18 Key assets of the built environment (source: Historic England 2018)

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

Table 2.19 Key assets and constraints of the natural environment (source: MBC 2018)



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

2.34 CO^2 emissions rose sharply in 2016 after three progressive years of reduction, a trend similar to the Kent and national average (Figure 2.19). Maidstone's CO^2 emissions were lower than the Kent and national averages in 2015 and 2016.

2.35 There has been a significant increase in the number of new dwellings with an energy performance certificate lodged in 2017/18, a trend similar to Kent and considerably higher than nationally. There has been a steady decrease in the annual number of existing dwellings that have lodged energy performance certificates, a likely result of less existing dwellings requiring a certificate (Table 2.20).

Figure 2.19 Co2 Emissions per capita (source: DBEIS 2018)

	Maidstone		Kent (excluding Medway)		England	
Dwellings	New	Existing	New	Existing	New	Existing
% Change	213%	-46%	133%	-29%	64%	-48%
2017/18	1,296	2,463	7,196	26,700	214,790	1,112,760
2016/17	1,014	3,105	6,629	28,057	208,184	1,354,680
2015/16	796	3,527	6,585	36,949	188,815	1,593,935
2014/15	388	4,017	4,396	46,236	166,662	2,020,936
2013/14	414	4,580	3,093	43,667	131,316	2,146,444

Table 2.20 Number of energy performance certificates lodged (source: DCLG 2018)

Local Development Scheme

3.1 The updated Local Development Scheme (LDS) 2018-22 (Figure 3.1) was adopted by the Council in July 2018, the LDS outlines the delivery programme for the Local Plan Review (LPR) and covers a period of four years from 2018 to 2022. The LDS does not include the preparation of a separate Air Quality Development Plan Document, this document will been compassed within the LPR.

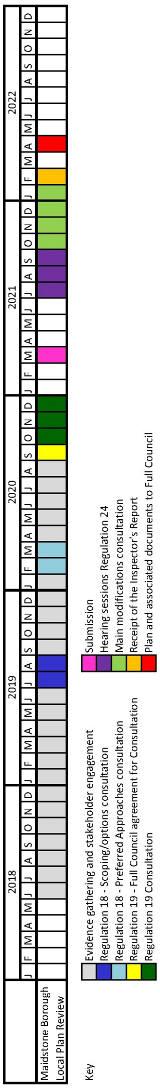


Figure 3.1 Local Development Scheme 2018 to 2022 (source: MBC 2018)

Local Plan Review

3.2 Maidstone Borough Local Plan contains Policy LPR1 'Review of the Local Plan'. This requires a review of the local plan to ensure that the plan continues to be up to date. Policy LPR1 outlines matters which may be addressed by the review. Key considerations are the need to maintain and enhance the natural and built environment; and improve air quality.

3.3 During the period 2018-2022, the Council intends to produce a review of the Maidstone Borough Local Plan. The Local Plan Review (LPR), as this document will be known, will affect the whole of Maidstone Borough. When developing the project the conceptual master planning exercise will precede the call for sites. As part of the review the Council will create an evidence base to ensure it has sufficient social, environmental, economic and physical information to inform the review of the local plan.

Neighbourhood Development Plans

3.4 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.

3.5 Since the introduction of neighbourhood development plans (also known as neighbourhood plans), 16 neighbourhood areas have been formally designated, the earliest being Broomfield & Kingswood in October 2012 and the most recent Yalding in April 2018. 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.

3.6 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.

3.7 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

3.8 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

3.9 The Community Infrastructure Levy (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.

3.10 The CIL Examiner's Report was published in July 2017 and Council formally approved the Charging Schedule (CS) in October 2017. The CS was implemented from 1 October 2018.

Duty to Cooperate

3.11 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.

3.12 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. The Councils commitment to engagement on duty to cooperate will also be continued through out the Local Plan Review.

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 and Sustainability Appraisal 2017.

General/Whole Plan

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

4.2 There were no departures from the Local Plan granted during 2017/18.

Indicator M2. Appeals lost against Local Plan policy per year

4.3 There was an increase in the number of appeals lodged against the Council's planning decisions in 2017/18, however a number where withdrawn as the Maidstone Local Plan 2017 progressed from examination to adoption and three appeals were disqualified. There was a small reduction in appeals allowed by the planning inspectorate in 2017/18 (Table 4.1)

4.4 The main reason giving by the planning inspectors for the appeals that were allowed involved the inspector being in disagreement with the Councils planning decision on character and landscape matters.

Year	Allowed	Dismissed	Withdrawn	Disqualified	Total
2017/18	22	64	6	3	95
2016/17	24	62			86

Table 4.1 Planning appeal decisions (source: MBC 2018)

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

4.5 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 remain on track to be delivered within the five year periods identified in the IDP. The delivery of planned development has not been affected by the non-delivery of infrastructure.

Housing

Indicator M4. Progress on allocated housing sites per annum

4.6 Table 4.2 shows that in 2017/18, compared to high total dwelling completion rate for the monitoring year, the allocated sites in the Local Plan 2017 delivered dwellings at a lower rate than the target rates set out within the Local Plan trajectory.

Year	Local Plan target	Actual	% Target	% Cumulative target
2017/18	939	767	82%	88%
2016/17	470	473	101%	101%

Table 4.2 Completed dwellings on allocated sites measured against Local Plan trajectory (source: MBC 2018)

Indicator M5. Predicted housing delivery in the next 5 years

4.7 For the past seven years a total of 5,291 dwellings have been completed which represents a shortfall of 890 dwellings against the seven year target of 6,181 dwellings, this shortfall will be delivered over the next eight years 2019 to 2027. Table 4.3 demonstrates a surplus of 1,557 dwellings which represents 6.5 years' worth of housing land supply at the base date of 1 April 2018.

	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 31.03.18 (883 x 7 years)	6,181	
4	Minus completed dwellings 01.04.11 to 31.03.18	-5,291	
5	Shortfall against target 01.04.11 to 31.03.18	890	
6	Annual delivery of shortfall 1293/9 years (Maidstone Hybrid)	111	
7	Five-year delivery target 01.04.18 to 31.03.23 (883 x 5 years)	4,415	
8	Plus delivery of shortfall against target (111 x 5 years)	556	
9	Plus 5% buffer (4,415+556 = 4,971 x 5%)	249	
10	Total five year housing land target at 01.04.18		5,220
11	Five-year land supply at 01.04.18		6,777
12	Surplus		1,557
13	No. Years' worth of housing land supply (5,220/5 = 1,044; 6,777/1,077 = 6.5)		6.5

Table 4.3 5 year housing land supply at 1 April 2018 (source: MBC 2018)

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

4.8 Table 4.4 breaks down the various elements of the Local Plan housing land supply and demonstrates a surplus of 693 dwellings. Figure 4.1 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 2018	5,291	
3	Extant planning permissions as at 1 April 2018 (including a 5% non-implementation discount)	6,665	
4	Local Plan allocated sites (balance of Local Plan allocations not included in line 3 above)	2,574	
5	Local Plan broad locations for future housing development	2,333	
6	Windfall sites contribution	1,490	
7	Total housing land supply		18,353
8	Housing land supply surplus 2011/2031		693

Table 4.4 20 year housing land supply 1 April 2011 to 31 March 2031 (source: MBC 2018)

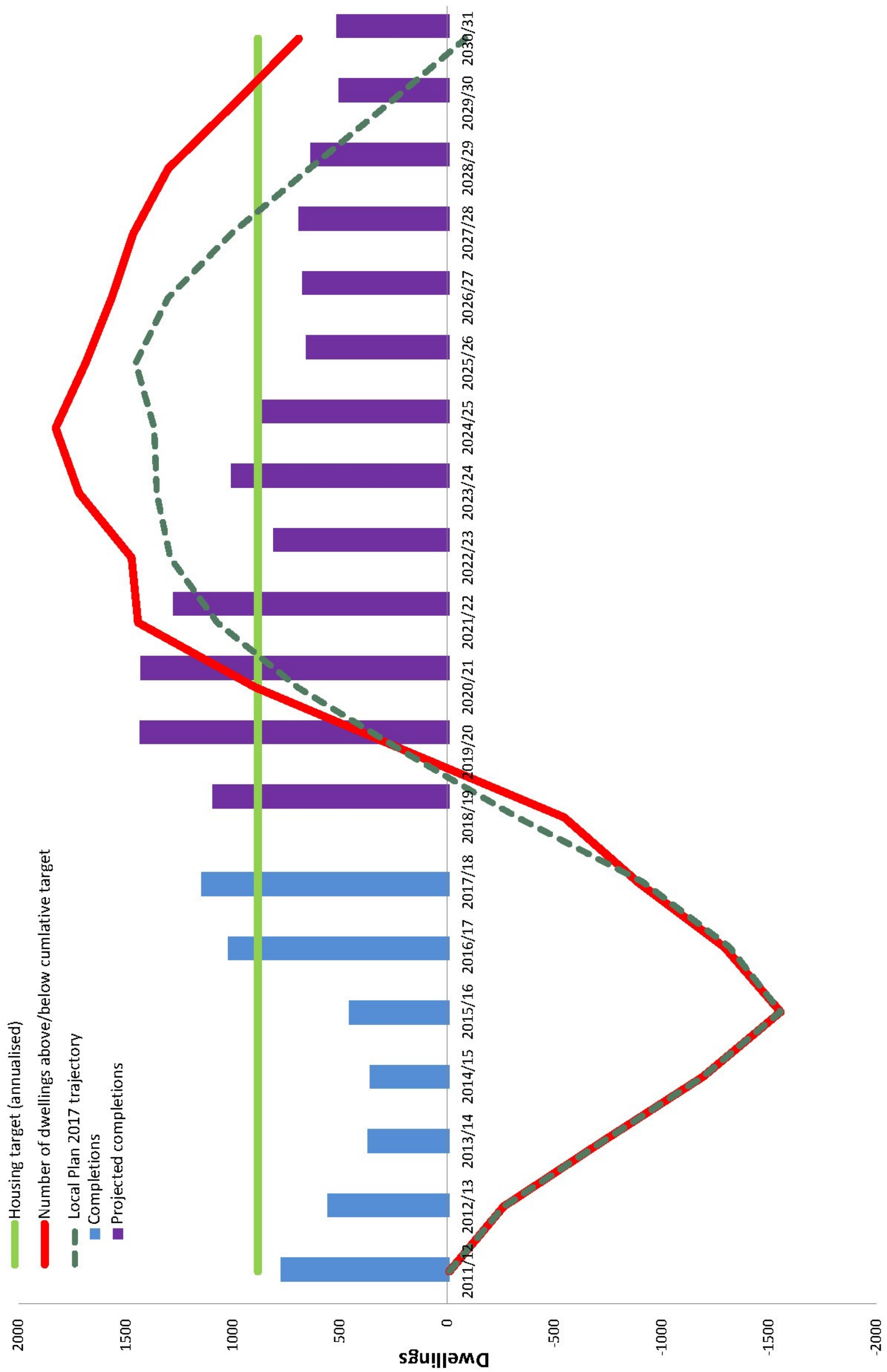


Figure 4.1 Housing Trajectory 2011/31 (source: MBC 2018)

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 4.5 lists the dwellings completed on large and small windfall sites between 2008/09 and 2017/18, this has resulted in an increase in the average completion rate of 48 to 53 dwellings on small sites and 137 to 175 dwellings on large windfalll sites. The revised windfall was applied at 1 April 2018 to give an allowance of 1,490 dwellings.

4.10 The definition of a windfall site has been amended in the NPPF 2018, to include greenfield sites that have not been identified through the development plan process. This amendment to the windfall definition will be applied to the housing land supply position from 1 April 2019 and will be reflected in updated historical data for the years 2008/09 to 2017/18.

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
2017/18	61	278	339
Total	**529**	**1,749**	**2,278**
Average over 10 years	**53**	**175**	**228**
Windfall allowance Local Plan 2017	**48**	**137**	
% change from Local Plan windfall allowance	**10%**	**28%**	

Table 4.5 Annual rates of expired planning permissions 2008/09 to 2017/18 (source: MBC 2018)

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

4.11 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. Figure 4.2 outlines the progress of sites gaining planning permission that contribute to the broad location allowance. In the monitoring year 2017/18 there were two applications permitted on the identified poor office stock, these applications totalled 84 dwellings.

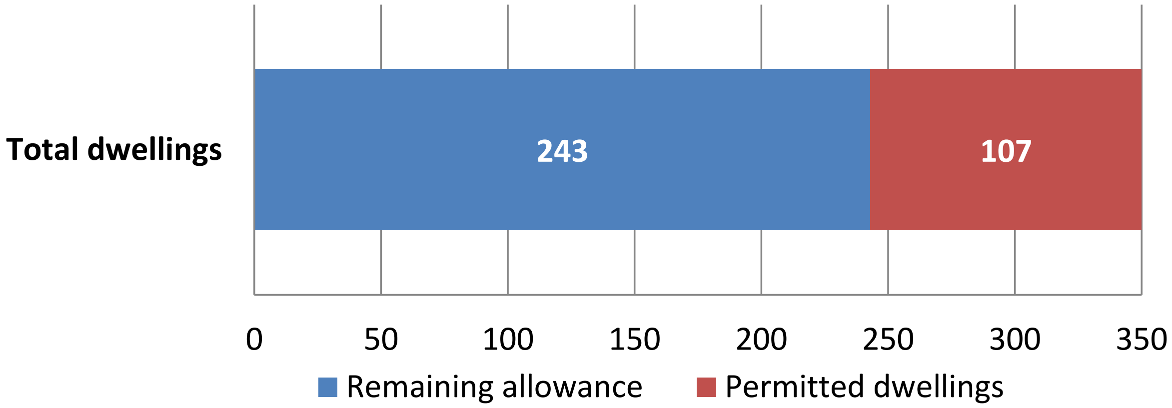


Figure 4.2 Permitted dwellings on identified poor office stock in Town Centre broad location (source: MBC 2018)

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

4.12 The Council has established a self build and custom house building register (SBCH). The 31 October 2016 is the first base date for measuring Maidstone's SBCH need (Table 4.6). There has been one planning permission for self build/custom house building granted on the 1 November 2017 totalling 1 plot.

Base Period	Individuals	Associations
1 April 2016 to 30 October 2016	134	3
31 October 2016 to 30 November 2017	127	2

Table 4.6 Maidstone Self Build Custom House building base dates (source: MBC 2018)

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

4.13 Table 4.7 outlines the number of bedrooms per dwelling that have been granted planning permission during 2017/18 against the targets set out within the Strategic Housing Market Assessment (SHMA) 2014. The table demonstrates that there has been an under delivery of permitted affordable housing for 1 bed dwellings, and that there has been a high number of permitted market 1 and 4+ bedroom dwellings.

	All dwelling types		Market			Affordable		
	2017/18		2017/18	SHMA 2014	Difference	2017/18	SHMA 2014	Difference
1 Bedroom	402	16.3%	20.0%	5% to 10%	17% to 12%	17.2%	30% to 35%	-12.8% to 17.8%
2 Bedrooms	550	22.3%	23.8%	30% to 35%	-6.2% to 11.2%	47.3%	30% to 35%	17.3% to 12.3%
3 Bedrooms	525	21.2%	25.9%	40% to 45%	-14.1% to -19.1%	33.1%	25% to 30%	8.1% to 3.1%
4+ Bedrooms	438	17.7%	28.3%	15% to 20%	13.3% to 8.3%	2.5%	5% to 10%	-2.5% to -7.5%
Unknown (outline/prior notification)	556	22.5%						

Table 4.7 Bedroom size of dwellings granted planning permission 2017/18 (source: MBC 2018)

M11. Number and tenure of affordable homes consented

4.14 Table 4.8 demonstrates that between 2015/16 and 2017/18 the Council has secured affordable homes from qualifying sites close to the targets set out within Local Plan 2017 Policy SP20. However, Springfield at present is providing affordable housing at a rate significantly lower than target.

	Maidstone, urban		**Policy H1 (11) Springfield, Royal Engineers Road**		**Countryside, rural service centre and larger villages**	
Tenure	Permitted	Affordable	Permitted	Affordable	Permitted	Affordable
Difference	-5%		-11%		-3%	
Achieved	25%		9%		37%	
Affordable Target	30%		20%		40%	
Total	2,679	655	556	49	3,673	1,356
2017/18	1,078	250	310	0	1,086	381
2016/17	605	155	0	0	1,517	577
2015/16	996	250	246	49	1,070	398

Table 4.8 Affordable dwellings permitted on qualifying sites (source: MBC 2018)

M12. Affordable housing as proportion of overall housing delivery

4.15 Table 4.9 demonstrates that between 2011/12 and 2017/18 the Council has completed 1,583 affordable dwellings, a total of 30% of all completed dwellings.

	Total dwellings completed	Affordable dwellings completed	% Affordable
Total	**5,291**	**1,583**	**30%**
2017/18	1,286	226	18%
2016/17	1,145	303	26%
2015/16	521	139	27%
2014/15	413	163	39%
2013/14	423	189	45%
2012/13	630	183	29%
2011/12	873	380	44%

Table 4.9 Affordable dwelling completions as a proportion of total dwelling completions (source: MBC 2018)

M13. Density of housing development

4.16 Between 2015/16 and 2017/18 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 continue 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 are approximately in line with targets (Table 4.10).

Area	Target density (dwellings per ha)	2015/16	2016/17	2017/18	Average
Sites within and adjacent to the town centre	45-170	238	306	220	**255**
Other sites within adjacent to the urban area	35	74	81	88	**81**
Sites within and adjacent to rural service centres and larger villages	30	34	33	27	**31**
Other rural	No target	47	20	36	**34**

Table 4.10 Average density of permitted large (5+ dwellings) windfall sites (source: MBC 2018)

M14. Number of nursing and care homes delivered

4.17 Between 1 April 2017 and 31 March 2018 there has been no change in the number of bedspaces completed. There has been a net increase of 75 bedspaces from consented permissions (Table 4.11). The calculations include C2 floorspace permitted at Newnham Park under application 16/507292/OUT (renew 13/1163) and the reserved matters application 17/501723/REM.

4.18 Note that some applications include ancillary C2 use accounts for a loss of 500sqm (currently under construction).

C2 Bed Spaces	
Gross requirement	980 (245 every 5 years to the end of the plan period)
Completed	
Gain	0
Lost	0
Net	0
Consent	
Gain	75
Lost	0
Net	75

Table 4.11 Delivery of nursing and care homes and bedspaces 2017/18 (source: MBC 2018)

M15. Number of applications on the housing register

4.19 The number of households on the housing register in Maidstone has decreased by 2,657 between the years 2011 and 2016 (latest available data), a fall of 77% (Table 4.12).

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

Table 4.12 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

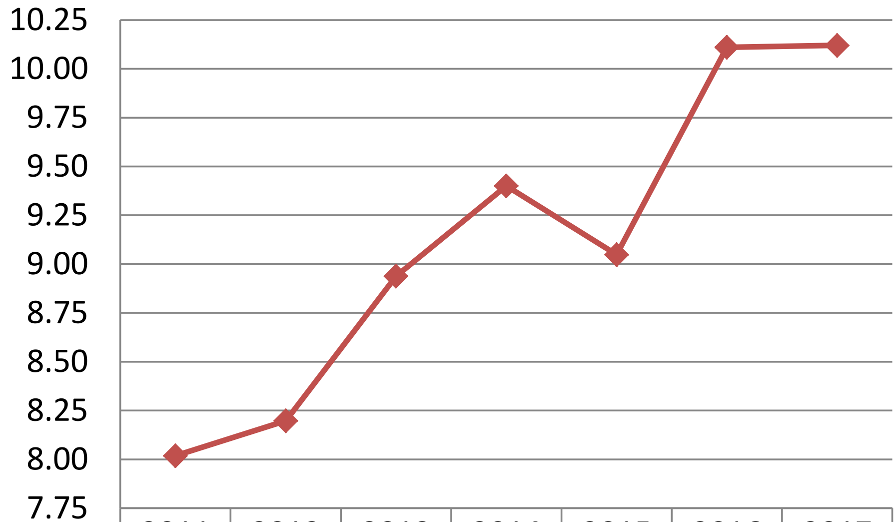
4.20 There are 26% as many households accepted as homeless in Maidstone in the monitoring year 2016/17 than there was at the start of the Local Plan period in 2011/12 (Table 4.13).

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

Table 4.13 Households accepted as homeless (source: KCC Homelessness Bulletin 2017 Q4)

M17. House price earnings ratio

4.21 The house price to earnings ratio has risen sharply by over 2% between 2011 and 2017 (Figure 4.3). The house price to earnings ratio is a significant element within the Government's new housing need calculation.



	2011	2012	2013	2014	2015	2016	2017
Ratio of median house price to median gross annual	8.02	8.20	8.94	9.40	9.05	10.11	10.12

Figure 4.3 Ratio of house price to workplace based earnings (source: ONS 2018)

Employment

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

4.22 There has been a net loss of 17,715sqm in B class floorspace from completed permissions. B1a floorspace has a net loss of 10,048sqm. Part of the loss in B1a can be attributed to the permitted development rights to convert office into residential. Over the monitoring year 4,510sqm was lost in the town centre from prior notifications for conversion from office to residential. There is a further 15,402sqm of office space in the town centre from consented prior notifications.

4.23 A further loss of B class floorspace can be expected as a result of planning applications with consents. In total there is expected to be a decrease of 2,795sqm across all B class floorspace. B2 has the highest net loss of 9,957sqm. B1b is expected to show the highest increase in floorspace with 14,128sqm.

4.24 The calculations include ancillary B1a and B1b floorspace permitted at Newnham Park.

	B1a	B1b	B1c	B2	B8	Total
Gross requirement sqm (2011-31)	39,830			20,290	49,911	110,031
Net requirement sqm (2016-31)	24,600			-18,610	7,965	13,955
Gain	2,351	28	413	628	4,166	7,586
Lost	12,399	0	1,718	4,284	6,900	25,301
Net	-10,048	28	-1,305	-3,656	-2,734	-17,715

Table 4.14 Completed B class development by type, per annum 2017/18 (source: MBC 2018)

	B1a	B2b	B1c	B2	B8	Total
Gross requirement sqm (2011-31)	39,830			20,290	49,911	110,031
Net requirement sqm (2016-31)	24,600			-18,610	7,965	13,955
Gain	28,268	14,128	4,037	7,181	24,805	78,419
Lost	26,784	0	8,507	17,138	28,785	81,214
Net	1,484	14,128	-4,470	-9,957	-3,980	-2,795

Table 4.15 Consented B class development by type, per annum 2017/18 (source: MBC 2018)

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

4.25 Within the borough's designated Economic Development Areas (EDA) there has been a decrease of 9,183sqm in B class floorspace from completed permissions. B1a floorspace has decreased by a total of 5,892sqm. (Table 4.16).

4.26 Consent applications account for an increase of 18,060sqm across all B class floorspace within EDAs. B1a has the highest net increase of 8,404sqm (Table 4.17).

	B1a	B1b	B1c	B2	B8	Total
Gross requirement sqm (2011-31)	39,830			20,290	49,911	110,031
Net requirement sqm (2016-31)	24,600			-18,610	7,965	13,955
Gain	120	0	0	0	983	1,103
Lost	6,012	0	0	3,770	504	10,286
Net	-5892	0	0	-3,770	479	-9,183

Table 4.16 Completed B class development within Economic Development Areas 2017/18 (source: MBC 2018)

	B1a	B1b	B1c	B2	B8	Total
Gross requirement sqm (2011-31)	39,830			20,290	49,911	110,031
Net requirement sqm (2016-31)	24,600			-18,610	7,965	13,955
Gain	9,035	1,511	3,795	3,795	6,794	24,930
Lost	631	0	1,341	1,724	3,174	6,870
Net	8,404	1,511	2,454	2,071	3,620	18,060

Table 4.17 Consented B class development within Economic Development Areas 2017/18 (source: MBC 2018)

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

4.27 The following allocated employment sites within the Maidstone Local Plan have permission; West of Barradale Farm (B2 and B8) and Newnham Park (medical campus). Development has been completed in the northern part of EMP1(3) West of Wheelbarrow Industrial Estate (B2), but the remainder of the site is not covered by an application. Whilst the Maidstone East site has current planning permission, it is only for a temporary use of the site (Table 4.18).

Site Allocation	Floorspace	Current Planning Postion
EMP1 (1) West of Barradale Farm, Maidstone Road, Headcorn	5,500sqm B1,B2,B8	17/503152/FULL 2 industrial units of B2 and B8 use – 967.66sqm each

Site Allocation	Floorspace	Current Planning Postion
EMP1 (2) South of Claygate, Pattenden Lane, Marden	6,800sqm B1,B2,B8	No current planning application
EMP1 (3) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden	14,500sqm B1,B2,B8	Development of 4,307sqm B2 floorspace completed under 14/4058 (previous year) 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 (4) Woodcut Farm, Bearsted Road, Bearsted	Up to 49,000sqm B1,B2,B8, with at least 10,000sqm of B1a/B1b	Outline planning application for 47,750sqm mixed Class B floorspace (15/503288) – refused permission in July 2016; appeal pending Resubmission – for 45,295sqm B use class. Awaiting heads of terms/master plan (17/502331)
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 – renewed by 16/507292/OUT REM application granted for 65 unit hospital (16/500360/REM) at Plot 10 and 75 bed (17/501723/REM) at Zone 5
RMX1 (2) – Maidstone East and forming Royal Mail sorting office, Maidstone	4,000sqm of B1a	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) is completed

Site Allocation	Floorspace	Current Planning Postion
RMX1 (4) Former Syngenta works, Hampstead Lane, Yalding	Not specified	No current planning application
RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone	Not specified	13/0297 granted permission for foodstore (7,430sqm) and ancillary uses now expired
RMX1 (6) Mote Road, Maidstone	Minimum of 2,000sqm B1a	No current planning application

Table 4.18 Consent/Completed B class development on allocated sites 2017/18 (source: MBC 2018)

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

4.28 Across the borough there has been a total loss of B class uses to non B Class uses of 12,183sqm, with a further 75,319sqm anticipated from consent permissions. The highest loss of B class floorspace is from areas elsewhere in the borough, with a combined loss of 10,530sqm (completed) and 71,933sqm (consent). (Table 4.19).

4.29 There has been a temporary loss of B8 at Maidstone East. This is for a period of 5 years.

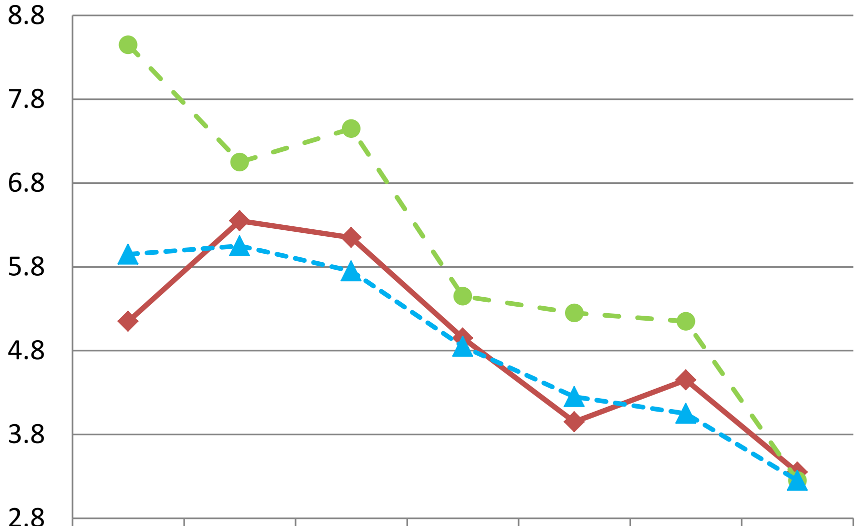
	B1a	B1b	B1c	B2	B8	Total
Economic Development Area						
Completed	1,312	0	0	0	0	1,312
Consented	1,254	0	0	384	1,749	3,386
Allocations						
Completed	0	0	0	0	341	341
Consented	0	0	0	0	0	0
Elsewhere						
Completed	6,357	0	1,633	264	2,276	10,530
Consented	25,133	0	7,166	14,023	25,611	71,933
Completed total loss						12,183
Consented total loss						75,319

Table 4.19 Land/floor space within Economic Development Areas and allocated sites lost to non B class uses 2017/18 (source: MBC 2018)

M22. Percentage unemployment rate

4.30 The percentage of people claiming Job Seekers Allowance[2] in Maidstone is 3.3% a decrease of 1.8% since 2011 (Figure 4.4).

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



	2011	2012	2013	2014	2015	2016	2017
Maidstone	5.1	6.3	6.1	4.9	3.9	4.4	3.3
Kent (excluding Medway)	8.4	7.0	7.4	5.4	5.2	5.1	3.2
South East	5.9	6.0	5.7	4.8	4.2	4.0	3.2

Figure 4.4 Percentage of unemployed January to December (source: Nomis 2018)

M23. Number of jobs in the borough

4.31 There has been a steady rise in the number of jobs within Maidstone borough. Between 2011 and 2016 there has been an additional 7,000 jobs created (Figure 4.5).

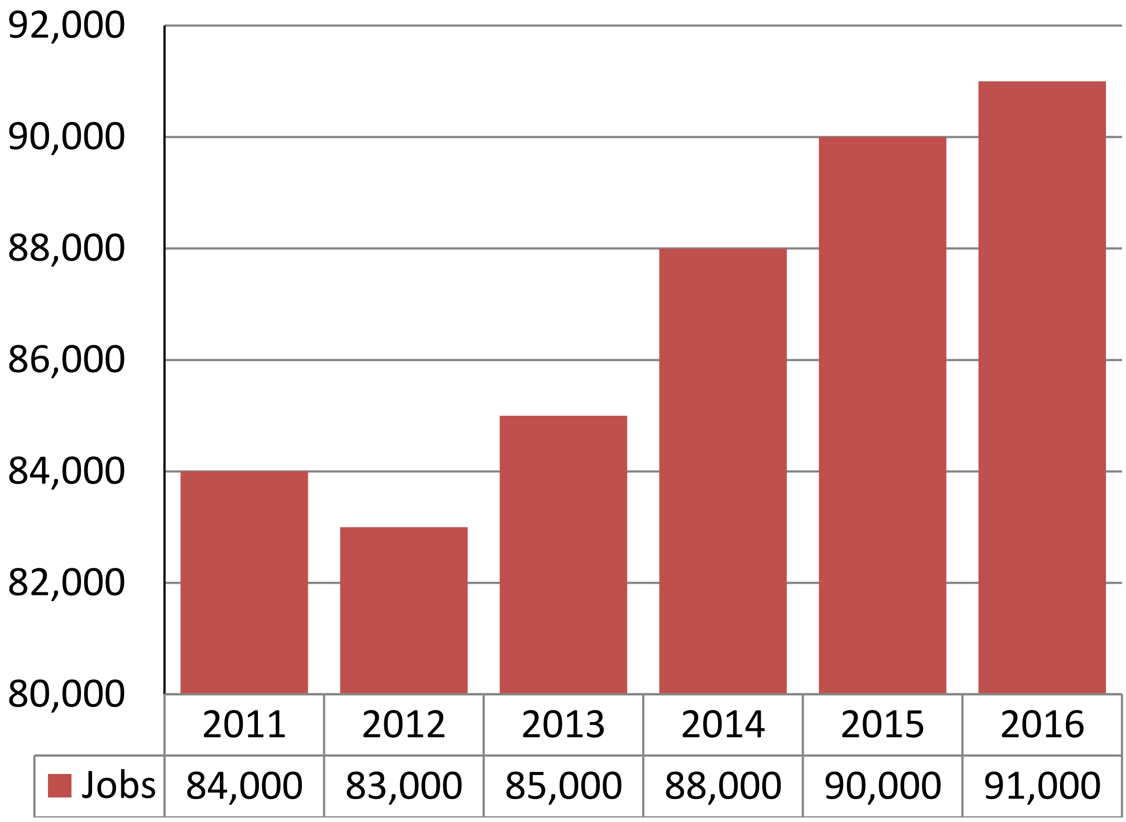


Figure 4.5 Number of jobs in Maidstone Borough (source: Nomis 2018)

Retail

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

4.32 Between 1 April 2016 and 31 March 2017 there has been an increase of 2,189sqm in net sales area of comparison and convenience retail floorspace from completed permissions (unknown not included in this figure) (Table 4.20). However, consent permissions result in a loss of 6,878sqm net sales (unknown not included in this figure) (Table 4.21). 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.

	Convenience (Net sales area)	Comparison (Net sales area)	Unspecified (Net sales area)	Total
Requirement	6,100	23,700	n/a	
Gain	1,843	1,254	0	3,097
Loss	49	859	47	955
Net	1,794	395	-47	2,142

Table 4.20 Completed convenience, comparison and unspecified retail floor space (sqm) 2017/18 (source: MBC 2018)

	Convenience (Net sales area)	Comparison (Net sales area)	Unspecified (Net sales area)	Total
Requirement	6,100	23,700	n/a	
Gain	5,189	653	588	6,430
Loss	514	12,138	-656	11,996
Net	4,675	-11,485	-68	-6,878

Table 4.21 Consented convenience, comparison and unspecified retail floor space (sqm) 2017/18 (source: MBC 2018)

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

4.33 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 4.22).

Site Allocation	Floorspace	Current Planning Position
RMX1 (1) – Newnham Park, Bearsted Road, Maidstone	Replacement 14,300sqm	No current planning application for the retail element. Note: 13/1163 (renewed by 16/507292) 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.
RMX1 (2) – Maidstone East and forming Royal Mail sorting office, Maidstone	10,000sqm	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) is completed
RMX1 (3) – King Street car park and former AMF Bowling site, Maidstone	1,400sqm	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 (7,430sqm) and ancillary uses

Table 4.22 Completed/consented convenience and comparison retail floorspace (sqm) on allocated sites 2017/18 (source: MBC 2018)

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

4.34 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 4.23).

Frontage	A1 Retail
P1 - Fremlin Walk (excl. P2)	95%
P2 House of Fraser unit, Fremlin Walk	100%
P3 - 10-16 Week Street (east)	94%
P4 - 1-39 Week Street (west)	89%
P5 - Dukes Walk, The Mall	91%
P6 - Water Lane, The Mall	89%
P7 - Lower Ground Floor, The Mall	100%
P8 - Sainsbury's, Romney Place	100%

Table 4.23 Percentage of primary shopping frontage in A1 use 2017/18 (source: MBC 2018)

Gypsies, Travellers & Travelling Showpeople Accommodation

M27. Annual delivery of permanent pitches/plots

4.35 Between 1 April 2017 and 31 March 2018 there have been permission for:

- 31 Permanent non-personal pitches
- 3 Permanent personal pitches
- 0 Temporary non-personal pitches
- 5 Temporary personal pitches

M28. Delivery of permanent pitches on allocated sites

4.36 Between 1 April 2017 and 31 March 2018 a total of 4 pitches have been granted permission on allocated sites. All 4 being non-personal consents (2 at Blossom Lodge and 2 at Little Boarden).

M29. Five year supply position

4.37 The Ministry of Housing Communities and Local Government's (MHCLG) '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.

4.38 At 1 April 2018, the Council can demonstrate **5.2 years'** worth of deliverable planning pitches. .

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

4.39 As reported in the Traveller Count published by the MHCLG in July 2017 there were 582 caravans and in January 2018 594 caravans were 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

4.40 There have been no applications permitted for demolition, and for the removal of a heritage asset during the monitoring year 2017/18.

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

4.41 In 2017/18 English Heritage reported that there were 13 entries for Maidstone on the risk register an increase of 1 since 2011/12.

Natural Environment - Biodiversity

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

4.42 There has been no loss in designated wildlife sites as a result of development during 2017/18.

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

4.43 There has been no loss in Ancient Woodland as a result of development during 2017/18.

Agricultural Land

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

4.44 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. No windfall sites where granted planning permission on agricultural land during 2017/18 (Table 4.24).

	Grade 1	Grade 2	Grade 3	Grade 4
2017/18	0	0	0	0
2016/17	0	3.06	0	0

Table 4.24 Hectares of agricultural land lost due to windfall planning consent (source: MBC 2018)

Good Design and Sustainable Design

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

4.45 At present the Council are not monitoring this indicator due to processes that would identify development failing to provide BREEAM very good standards not being available.

M37. Completed development performing well in design reviews

4.46 Design quality on local plan site allocations will be continually monitored through the planning decision and appeal processes. During the monitoring year 2017/18, no planning applications 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)

4.47 There has been no loss of designated open space as a result of development during the monitoring year 2017/18.

M39. Delivery of open space allocations

4.48 Planning application 12/0986/OUT Kent Police HQ provided 1.6(ha) of outdoor sports provision in accordance with OS1 (4). There have been no other sites with OS1 allocations determined within 2017/18.

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

4.49 Local Plan 2017 policy DM19 outlines the Councils requirements for open space provision. In the monitoring year 2017/18, there were 16 major sites that qualified to make provision for open space. Three sites submitted and had accepted viability assessments stating that no open space provision could be provided. The other 13 sites provided open space provision in line with the requirements of policy DM19, and this resulted in 12.93(ha) of on site open space and payments for off site provision totalling £369,569.

Air Quality

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

4.50 During 2017, Maidstone Borough Council adopted a new Low Emission strategy incorporating an updated Air Quality Action Plan. The draft went to public consultation in the summer of 2017 and the final draft was approved by Councillors in December 2017. The action table for the new AQAP is included in the 2018 Air Quality Annual Status Report, together with a summary of progress to date, where appropriate. Table 4.25 reports the annual average NO2 emissions for all monitoring stations across Maidstone Borough. There has been a reduction of 5.84ug/m^3 of NO2 emission since 2011, and average annual results have been consistently lower than the England target.

	Annual average across monitoring stations	Difference Annual England target 40ug/m^3
Difference	**5.84**	
2017	32.68	7.32
2016	32.76	7.24
2015	32.84	7.16
2014	35.61	4.39
2013	35.92	4.08
2012	34.19	5.81
2011	38.52	1.48

Table 4.25 Average annual NO2 monitoring results for all stations Maidstone (source: Kentair 2018)

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

4.51 Local Plan 2017 Policy DM6 set the criteria for when an AQIA will be required. The housing and community services team provide responses to the development management team on matters involving air quality, noise, potentially contaminated land and lighting. The Mid Kent Environmental Health Report 2016 - 18 published in October 2018 outlined the level of consultation with development management (Table 4.26).

4.52 In 2017/18 there were two applications that were granted for air quality mitigation: 16/507464 34c Gabriels Hill approved for 22 flats was conditioned for bike lockers and racks, electric vehicle charging points and efficient, low Nox boilers; and, 17/504186 Kent House Romney Place approved for 6 flats was conditioned to provide 8 electric vehicle charging points. Also, in 2017/18 there were 7 submission of details applications permitted to discharge conditions relating to air quality.

	2016/17	2017/18
Planning consultations	649	646
Planning appeals	64	68

Table 4.26 Housing and Community Services engagement with planning on air quality, noise and lighting (source: MBC 2018)

Infrastructure

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

4.53 There were 31 applications granted planning permission with S106 agreements in the 2017/18 reporting year. Of those applications:

4.54 27 were able to provide all contributions sought.

4.55 Three of the applications were able to provide some, but not all of the developer contributions sought due to site specific viability issues (all had independently prepared and verified viability assessments). Two of those applications provided developer contributions in line with the prioritisation of infrastructure in policy ID1. The other application departed from the prioritisation list due to agreed infrastructure priority areas for the specific case.

4.56 Only one application was unable to provide any developer contributions sought due to specific site viability issues. However, a S106 legal agreement was entered into to reassess viability at a future date in order to determine whether an off-site contribution to affordable housing may become viable. This is in line with policy ID1 infrastructure prioritisation.

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

4.57 Details covered within monitoring indicator M43.

M45. Delivery of infrastructure through planning obligations/conditions

4.58 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all infrastructure projects listed in the IDP. For the reporting year, all projects remain on track to be delivered within the five year periods identified in the IDP. The delivery of planned development has not been affected by the non-delivery of infrastructure.

M46. Introduction of Community Infrastructure Levy

4.59 During the 2017/18 reporting year, the CIL Examiner's Report was published in July 2017 and the Council formally approved the Charging Schedule in October 2017. Although outside of the 2017/18 reporting year, it should be noted that 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.

Transport

M47. Identified transport improvements associated with Local Plan site allocations

4.60 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 were on track for a timely delivery. Their progress will continue to be monitored through the Roadmap.

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

4.61 All projects remained on track to be delivered within the time periods identified within the Infrastructure Delivery Plan. Target 5 - an independent review has been carried out, encompassing Park and Ride, Bus interchanges and parking strategy. This was approved for publication in January 2018. Targets 1-4 and 6 will be first assessed in 2021, however significant work has been undertaken to facilitate this, including a walking and cycling assessment to identify improvement to existing infrastructure and identify gaps.

M49. Provision of Travel Plans for appropriate development

4.62 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.

4.63 In 2017/18, all large residential developments that had gained planning permission and would generate significant transports movements had an appropriate travel plan, transport assessment or statement.

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

4.64 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 4.27). Figure 4.6 outlines the average combined journey times for public transport, bicycling and car to key services. The has been a continuing small increase in the total average journey times for Maidstone, Kent and the South East.

4.65 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 4.28). Due to a change in the database that monitors car park transations it has been impossible to monitor this indicator in 2017/18. However, this indicator will be monitored over subsequent future years to identify any trends.

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.

4.66 Table 4.29 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. The ratio between parking charges and bus fares has increased since the previous monitoring year, this is due to a bus ticket fare drop by the bus provider Arriva in May 2017.

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 4.27 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 4.28 Town Centre long stay car park transactions 2016/17 (source MBC 2017)

Car Parks	2018		Ratio 2018	Ratio 2017	Change
	Long Stay Cost	Arriva Day Ticket			
MBC	6.90	5.00	1.38	1.25	0.13
Fremlin Walk	9.80	5.00	1.96	1.83	0.13
The Mall	9.00	5.00	1.80	1.73	0.07

Table 4.29 Ratio of car parking costs compared to bus fares (£) (source: MBC 2018)

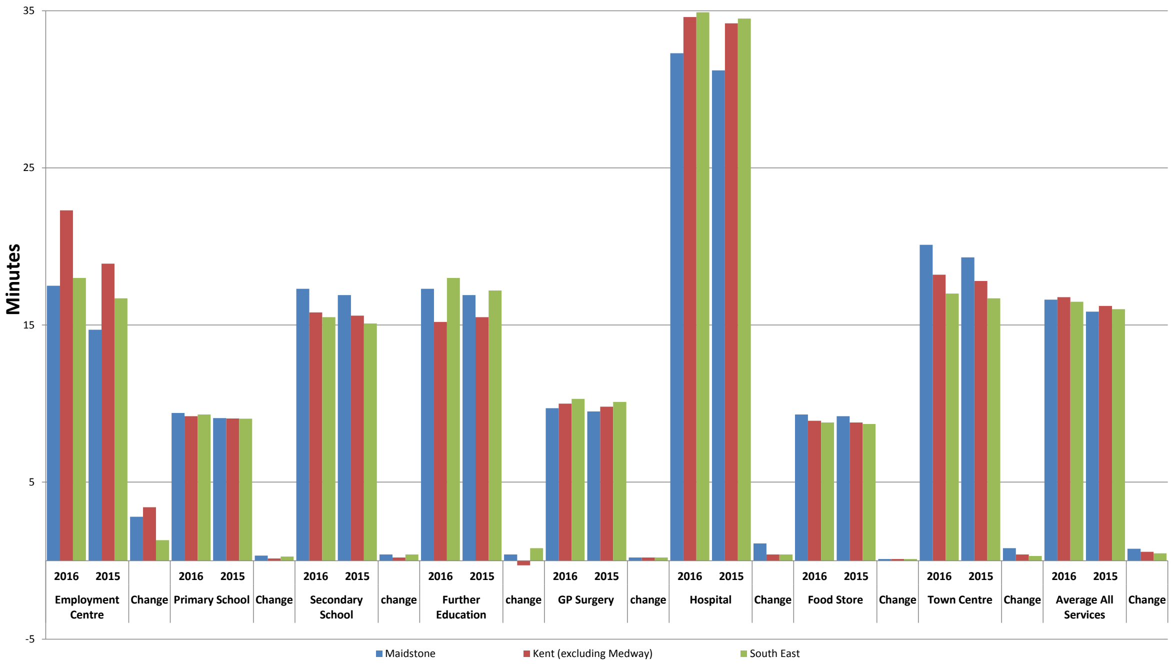


Figure 4.6 Average journey times to key services 2016 (source: MHCLG 2018)

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.
APS	Average Point Score	The average points achieved in SAT's or GCSE's
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.
	Maidstone Economic Development Strategy	The economic development strategy set out the Councils economic ambitions to be achieved by 2031 and outlines the opportunities and challenges facing Maidstone's economy.
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

Acronym	Term	Description
		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 (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.
	Sustainability Appraisal	The Sustainability appraisal is a mechanism for considering and communicating the likely effects of a draft plan, and reasonable alternatives; with a view to avoiding and mitigating negative effects and maximising the positives before the plan is finalised.
-	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).