MAIDSTONE BOROUGH COUNCIL

AUTHORITY MONITORING REPORT

Maidstone Borough Local Plan 2017 (2011-2031)

Monitoring year:
2023-2024

Published: January 2025

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This is the Maidstone Authority Monitoring Report (AMR) 2023-24. It showcases the progress made in delivering sustainable growth and development across the borough against the indicators as set out in the 2017 Maidstone Borough Local Plan (2011 – 2031) and associated Sustainability Appraisal.

Local Development Scheme

- The most recent **LDS (2022-2025) was adopted on 22 February 2023.** And addendum to ths was published in February 2024**.** It includes delivery timetables for the Design and Sustainability DPD; the Gypsy, Traveller and Travelling Showpeople DPD; and the Local Plan Review.

Plan production

- The **Local Plan Review** was progressed in accordance with the LDS.

- The Local Plan Review was found 'sound' and adopted by the Council on 20th March 2024.

- As of 31 March 2024, there are **7 made (adopted) Neighbourhood Plans** that form part of the Maidstone's statutory Development Plan:

  - North Loose Neighbourhood Plan (2016)
  - Staplehurst Neighbourhood Plan (2020)
  - Loose Neighbourhood Plan (2019)
  - Marden Neighbourhood Plan (2020)
  - Boughton Monchelsea Neighbourhood Plan (2021)
  - Lenham Neighbourhood Plan (2021)
  - Otham Neighbourhood Plan (2021)

Housing

- There continues to be a strong record of housing delivery in Maidstone. **1,039 new homes** were delivered in 2023-2024, taking the total delivery to **12,825 new homes** (net) since the start of the plan period in 2011.

- **189 new affordable homes** were delivered in the reporting year. In terms of split by affordable tenure type, the proportion of shared ownership and/or intermediate rented products delivered in the reporting year was 19%; and the percentage affordable rented/social rented of homes delivered was 81%.

- Housing delivery was broadly in line with the Local Plan targets for dwelling size mix.

- The Council continues to demonstrate a 5-Year housing land supply against its annual housing requirement.

Economic Growth

- In quantitative terms, there is a net supply of **89,215 sqm** of mixed employment land which is more than enough to meet the borough's identified needs. This is offset by a small cumulative net loss of -1,764sqm of floorspace since 2016/17.

- A considerable amount of employment floorspace lost is owing to the Government's expansion of Permitted Development (PD) Rights which allow for the conversion of offices to homes. In response to this the Council implemented Article 4 Directions removing the PD rights. However, these Directions expired in August 2022 and have not been replaced.

- There is currently a **comparative oversupply of space for general industrial (Class B2) and warehousing (Class B8) uses**, with more limited provision for office and light industrial uses (Class E(g), former Class B1).

- The Local Plan continues to perform well in maintaining the employment function of designated Economic Development Areas and facilitating development within allocated mixed-use sites, with new planning approvals and completions demonstrating their viability for business uses.

- The longer term shift in trends relating to business practices, work and consumer shopping patterns since the Covid-19 pandemic continues to be felt. The Council has prepared new evidence to assess these trends and future employment and retail requirements in Maidstone, which has informed the Local Plan Review.

Retail and town centres

- Progress continues to be made towards the delivery of new retail space to meet identified needs, with **overall net gains** achieved. However, there is a notable shortfall in provision for comparison goods retail space. This is partly due to the redevelopment of the former Grafty Green Garden Centre, which resulted in a significant loss of retail floorspace in a previous monitoring year.

- **Maidstone town centre continues to perform an important retail function**, with the targets for retail uses in Primary Shopping Frontages broadly met.

- Changes to the Use Classes Order and expansion of Permitted Development Rights continue to provide greater flexibility for changes between retail and other main town centre uses.

Natural environment and open space

- The Local Plan continues to provide strong protection for the borough's natural assets and open spaces. During the reporting year there were **no losses of Ancient Woodland, designated wildlife sites or designated open spaces** resulting from new developments.

- **New and/or improved open spaces** were delivered in association with a number of mixed-used developments, whether directly on-site or off-site via planning contributions.

- The latest Environment Agency information indicates that 73% of water bodies in the Borough are classified as 'moderate' in terms of their ecological status or potential. There is further scope for improvements in this regard, with particular consideration required for new developments within the Stour Catchment.

Climate change resilience and sustainability

- Between 2011 and 2022, the borough's **CO_2 emissions per capita have declined**. Opportunities to enhance climate resilience are being considered as part of the Local Plan review.

- There have been continued improvements in air quality in those areas in exceedance of statutory air quality limits.

- There are positive trends in waste management, with the amount of non-household waste collected in the Borough decreasing significantly in recent years. Household waste generated in the Borough has fluctuated over the past decade, mirroring trends in Kent.

Transport and infrastructure

- Progress continues to be made on strategic infrastructure required to support the Local Plan. A total of **3 infrastructure schemes** from the Infrastructure Delivery Plan have been delivered during 2023/24.

- The Council continues to work jointly with Kent County Council (KCC), as the highway authority, to progress the timely delivery of **key highways improvement schemes**.

- Progress continues to be made on the delivery of **sustainable transport measures** to support the growth identified in the Local Plan, and as set out in the Integrated Transport Strategy and the Walking and Cycling Strategy.

- During 2023/24 **£648,145** was received through Section 106 agreements, with a futher **£68,715** agreed from future contributions.

- During 2023/24 **£1,926,131** was received from new developments across the borough through the Community Infrastructure Levy (CIL).

1. Introduction

1.1 This is the Maidstone Authority Monitoring Report (AMR) 2023-24. It showcases the progress made in delivering sustainable growth and development across the borough. It is a corporate document with input from a range of Council departments. The AMR provides a framework to monitor and review the effectiveness of local plan policies for the monitoring period 1st April 2023 to 31st March 2024.

1.2 The Maidstone Borough Local Plan (2011-2031) was adopted in October 2017. The Local Plan Review (2021-2038) was adopted on 20th March 2024 and supersedes the 2017 Local Plan. However, as the AMR monitoring year runs from 1st April 2023 to 31st March 2024, both plans fall within the monitoring year. To avoid confusion, the AMR for this year will report on the Maidstone Borough Local Plan 2017 and associated Sustainability Appraisal indicators only. Next year, the AMR will report on the Local Plan Review 2024 and associated Sustainability Appraisal indicators only.

1.3 **This AMR reports on the Maidstone Borough Local Plan 2017 only**. The AMR also provides a progress update on key workstreams identified in the Local Development Scheme (LDS), and whether they are on track in terms of the published 'milestones' or key target dates. Where milestones are not on track to be achieved, the AMR explains the reasons why and sets out the appropriate action to be taken.

Structure of the AMR

1.4 Each section of the AMR focuses on a different topic, as follows:

- **Key Facts** provides an overview of the AMR, highlighting the main findings.
- **Section 1** sets out the structure of the document, identifies the parameters of the AMR and includes a brief profile of Maidstone Borough.
- **Section 2** reviews the progress of the Maidstone Development Plan against the timetable for plan making set out in the Local Development Scheme. The report includes updates on neighbourhood development plans, the Council's Community Infrastructure Levy, and the 'duty to cooperate' requirement for continued collaboration with partners over strategic cross-boundary issues.
- **Section 3** sets out the performance of local plan policies in accordance with the monitoring indicators of the Maidstone Borough Local Plan (2017) and Sustainability Appraisal Statement (2017) – grouped by topic area.

- **Appendix 1** contains tables and maps illustrating the Borough's heritage and environment assets and constraints.
- **Appendix 2** contains an extract from the Infrastructure Funding Statement covering the monitoring year.
- **Appendix 3** shows progress under the Council's statutory 'duty to cooperate'.
- **Appendix 4** sets out a glossary of terms to assist the reader.

Parameters

1.5 A number of parameters govern the content of this AMR:

- The AMR covers the monitoring period 1 April 2023 to 31 March 2024.
- Relevant information related to work completed outside of this period has been included where it is considered useful in understanding the outcomes from the year and to aid understanding of the Council's current position.
- Where possible the AMR incorporates time series data drawing on data from previous AMRs in order to illustrate trends and changes over time.
- Percentages in tables have been rounded so may not add up to 100%.
- Both net and gross figures have been used throughout this report, and this is clearly labelled.
- The AMR does not seek to provide a comprehensive picture of all development in the borough. Rather, it focusses specifically on the quantity and type of housing and non-residential development that requires approval from the Council.
- The delivery of residential and commercial development is monitored by the Planning Authority on an annual basis through an annual survey, site visits and cross-checks with other Council department records e.g. Building Control and Planning Obligations.
- The Housing Delivery Test results are provisional until confirmed by the Ministry for Housing, Communities and Local Government (MHCLG) – usually in November.

Maidstone Profile

78,249 HOMES

184,187 PEOPLE

Sources: Homes: (KCC Housing Stock 2024 update). Population: (ONS, June 2023, published July 2024)

1.6 Maidstone is the county town of Kent and is an important administrative centre, strategically located between the Channel Tunnel and London with good road and rail links. The urban area, located to the north-west of the borough, has a strong commercial and retail town centre. Maidstone has an extensive rural hinterland, which is characterised by an abundance of villages and hamlets.

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

Maidstone Borough Local Plan

1.8 The Maidstone Borough Local Plan (2017) outlines the following key issues:

1. Where, when, and how much development will be distributed throughout the borough;
2. Maintenance of the distinct character and identity of villages and the urban area;
3. Protection of the built and natural heritage, including the Kent Downs AONB and its setting, the setting of the High Weald AONB and areas of local landscape value;
4. Provision of strategic and local infrastructure to support new development and growth including a sustainable Integrated Transport Strategy, adequate water supply, sustainable waste management, energy

infrastructure, and social infrastructure such as health, schools, and other educational facilities;

5. Improvements to the quality of air within the air quality management area (AQMA);
6. Regeneration of the town centre and areas of social and environmental deprivation;
7. Redressing the low wage economy by expanding the employment skills base to target employment opportunities;
8. Meeting housing needs by delivering affordable housing, local needs housing, accommodation for the elderly, accommodation to meet Gypsy and Traveller needs, and accommodation to meet rural housing needs;
9. Promotion of the multi-functional nature of the borough's open spaces, rivers, and other watercourses;
10. Ensuring that all new development is built to a high standard of sustainable design and construction; and
11. Ensuring that applications for development adequately address:
    i. The impact of climate change;
    ii. The issues of flooding and water supply; and
    iii. The need for dependable infrastructure for the removal of sewage and wastewater.

1.9 The borough is expected to meet the development needs outlined in the Maidstone Borough Local Plan (2017). Development must be managed in the context of Maidstone's quality environment.

1.10 The key monitoring indicators of the AMR and the significant effect indicators (section 3) provide additional context, revealing further characteristics of the borough.

2. Development Plan and Associated Documents

2.1 The Maidstone Development Plan is set out below (Figure 1 below). The Development Plan must conform to national policies and guidance, and is supported by several process documents, including the AMR. Development Plan Documents are available to view and download from the Council's website, together with process documents and supplementary planning documents.

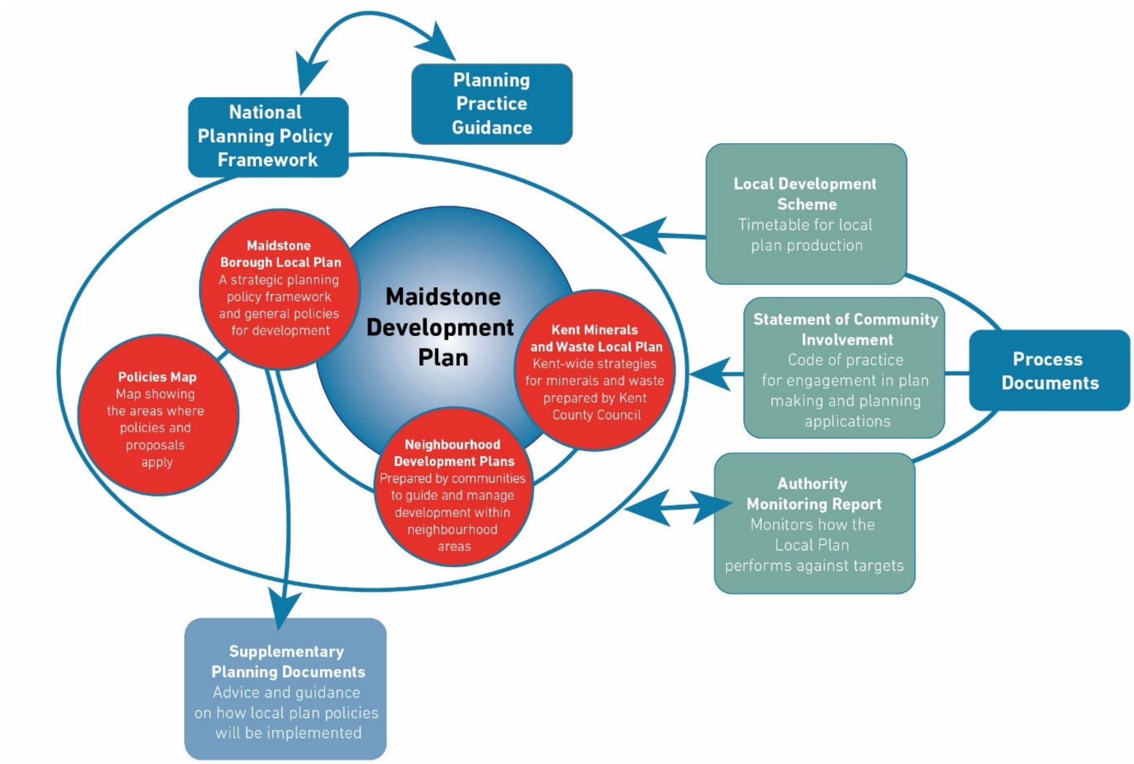


Figure 1: Plan-making diagram (Source: MBC, 2018)

Local Development Scheme: Local Plan Review

2.2 The Council has a duty to review its local plan every five years and as such the Maidstone Borough Local Plan (2017) included a commitment to review the plan.

2.3 Since the adoption of the 2017 Local Plan there have been seven iterations of the LDS setting out the delivery programme for the Local Plan Review.

2.4 The Local Plan Review was submitted to the Secretary of State for independent examination on 31 March 2022, in accordance with the Local Development Scheme. The examination process involved hearings over two stages with stage 1 hearings starting in September 2022 and stage 2 hearings in the summer of 2023.

2.5 Between September and November 2023, a public consultation took place on the proposed Main Modifications to the submission Local Plan Review. On 20th march 2024, the Local Plan Review was adopted at the meeting of Full Council.

Neighbourhood Plans

2.6 Neighbourhood development plans, also known as neighbourhood plans, are prepared by Parish Councils or designated Neighbourhood Forums for their areas. Their production is subject to a legislative process, similar to that for local plans, and a local referendum. Following a successful referendum, a neighbourhood plan becomes part of the Maidstone Development Plan, before being formally 'made' (adopted) by the Borough Council. Further details regarding the neighbourhood planning process and the Council's role in the preparation of neighbourhood plans are set out in the Maidstone Statement of Community Involvement 2020.

2.7 Neighbourhood planning is very active in Maidstone Borough, which has a total of 16 designated neighbourhood areas: 15 submitted by parish councils and one by the North Loose Neighbourhood Forum.

2.8 As at 1 April 2024, there are seven made (adopted) plans that form part of the Maidstone Development Plan:

- Staplehurst Neighbourhood Plan (2016 and amended in August 2020)
- North Loose Neighbourhood Plan (2016)
- Loose Neighbourhood Plan (2019)
- Marden Neighbourhood Plan (2020)
- Boughton Monchelsea Neighbourhood Plan (2021)
- Lenham Neighbourhood Plan (2021)
- Otham Neighbourhood Plan (2021)

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

Community Infrastructure Levy

2.10 The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule in October 2017, and it took effect from 1 October 2018. The CIL Charging Schedule was approved by the Council, together with a list of the types of infrastructure that may be funded in whole or part by CIL.

2.11 The council conducted the first round of bidding for allocation of strategic CIL funds to support the delivery of strategic infrastructure in the borough during the monitoring year. Three schemes were successful in secure CIL funds.

2.12 The Council's Infrastructure Delivery Plan (IDP) identifies the infrastructure schemes considered necessary to support the development proposed in the adopted Local Plan and to outline how and when these schemes will be delivered. CIL funding can be allocated towards these schemes. The Council has committed to an annual review of the IDP. As part of the Local Plan Review a separate IDP has been created. It is intended that a single consolidated IDP will be published by the end of 2024.

Duty to Cooperate

2.13 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.

2.14 Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their local plans. The Duty to Cooperate Statement[1] forms part of the evidence-base for the Local Plan Review and sets out the Council's approach to cooperation on key strategic issues in the Local Plan Review. The statement identifies the requirements set out in the NPPF, guidance, and legislation; and demonstrates how the Council has met those requirements.

2.15 Appendix 3 of this AMR provides a summary of those meetings and correspondence which has taken place during the monitoring year. This record may be subject to updates to ensure all meetings and correspondence have been appropriately documented.

[1] LPR 5.5 Duty to Cooperate Statement 2022 (including Statements of Common Ground) Medway Redacted.pdf - Google Drive

Supplementary Planning Documents

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

2.17 The Affordable and Local Needs Housing SPD was adopted by the Council on 7th July 2020. It provides advice on how the Council’s Local Plan housing policies are to be implemented. This includes guidance on the range of approaches, standards and mechanisms required to deliver a range of housing to meet identified needs.

2.18 The SPD is intended to facilitate negotiations and provide certainty for landowners, lenders, housebuilders, and Registered Providers regarding the Council’s expectations for affordable and local needs housing provision in specific schemes.

3. Local Plan Performance: Monitoring Indicators and Sustainability Appraisal Significant Effect Indicators

3.1 Key monitoring indicators (KMIs) 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.

3.2 The Sustainability Appraisal Statement (2017) outlines measures that will be used to monitor the effects of the Maidstone Borough Local Plan (2017). The monitoring of the significant effect indicators allows previously unforeseen effects to be identified early.

3.3 The indicators in this section are taken from the Maidstone Borough Local Plan (2017) and the Sustainability Appraisal Statement (2017) covering the period 1st April 2023 to 31st March 2024.

3.1 General/Whole Plan

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

8 DEPARTURES FROM THE PLAN APPROVED

3.1.1 There is no specific target for the indicator but during the reporting year there were just eight reported departures from the Local Plan. The relevant applications and justification for departure are provided below:

Application	Reason for departure	Justification
23/500505/FULL – change of use from an	Contrary to policy SP17 – would result in harm to the	Benefits of bringing a vacant building back into use, and

Application	Reason for departure	Justification
agricultural barn to a florist	character and appearance of the countryside.	supporting a prosperous rural economy outweighed the harm.
23/500949/FULL – demolition of a garage and greenhouse, eretion of 1 detached home	Contrary to policy SP17 – would result in harm to the character and appearance of the countryside.	Exactly the same proposal was considered acceptable and approved only 2.5 years previously, under planning application reference: 20/504039. That permission still remains capable of implementation. Consistency of decision-making.
23/503252/FULL - Demolition of existing buildings and erection of 2no. barn-type dwellings	Contrary to policy SP17 – would result in development outside defined settlement boudnaries, in the countryside.	The principle of the development of the site had already been established. The proposal offered an improved scheme in terms of its visual and heritage impact, reduced volume of built development and its relationship to the adjacent protected woodland. The proposal offered high quality development that would cause less than significant harm to designated heritage assets. The public benefits of the proposal outweighed the identified harm.
23/502128/FULL – Demolition of existing Yurt and erection of single story round house	Contrary to policy SP17 – would result in harm to the character and appearance of the countryside.	The proposal was found to be acceptable in relation to the minimal level of harm that will be caused to the character and appearance of this rural area. The proposal was acceptable in relation to heritage impacts, neighbour amenity, and biodiversity. The access and parking arrangements were all acceptable.
23/504516/FULL - Demolition of the existing pavilion and the erection of a replacement single storey club pavilion building.	Contrary to policy SP17 – would result in harm to the character and appearance of the countryside.	The proposal was found to be acceptable in relation to the minimal level of harm that will be caused to the character and appearance of this rural area. The proposal was acceptable in relation to heritage impacts, neighbour amenity, and biodiversity. The access and parking arrangements were all acceptable.
23/503100/FULL – Change of use from	Contrary to policy SP17 – would result in harm to the	The proposal was acceptable in relation to the minimal level of harm that will be caused to the

Application	Reason for departure	Justification
equestrian to dog exercise area	character and appearance of the countryside.	character and appearance of the rural area. The proposal was acceptable in relation to neighbour amenity and the access and parking arrangements are all acceptable. The application brings a vacant equestrian site back into beneficial use and supports the aims of NPPF and the Local Plan in achieving a prosperous rural economy.
22/505670/FULL – change of use of stable yard and paddock to (commercial) operate a Dog Day Care facility	Contrary to policy SP17 – would result in harm to the character and appearance of the countryside.	The proposal was acceptable in relation to the minimal level of harm that will be caused to the character and appearance of this rural area. The proposal was acceptable in relation to heritage impacts, neighbour amenity, and biodiversity. The access and parking arrangements, together with the impact on the Public Right of Way were all acceptable. The application brings a vacant equestrian site back into beneficial use and supports the aims of NPPF and the Local Plan in achieving a prosperous rural economy.
23/502511/FULL – Erection of vehicle workshop, training hub and drop in centre for military veterans	Contrary to policies SP17, DM1, DM3, DM30 and DM37 by virtue of scale, design and siting.	Committee considered that the significant recognised benefits of the proposed use make this particular proposal an exception to Development Plan policies and is therefore Acceptable (against officer recommendation).

Table 1: Applications that involve departures from the Local Plan policies (Source: MBC 2024)

Indicator M2: Appeals lost against Local Plan policy per year

61% Appeals dismissed

3.1.2 There is no specific target for this indicator. Between 2017/18 and 2023/24 the number of appeals lodged against the Council's planning decisions has fluctuated (Table 2). During the monitoring year, there were 107 appeals made, of which 5 were withdrawn. For the remaining 102 appeals, 56% were dismissed.

3.1.3 Since 2017/18, the Council continues to have over 60% success rate in defending their decisions (see Figure 2).

Appeal decision	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Allowed	22	28	31	15	15	25	31	**167 (29%)**
Dismissed	64	42	64	45	38	42	68	**363 (63%)**
Withdrawn	6	7	4	7	4	4	5	**37 (6%)**
Disqualified	3	0	0	0	0	2	0	**5 (0.9%)4**
Part allowed	0	1	0	0	0	0	3	**4 (0.7%)**
Total	**95**	**78**	**99**	**67**	**57**	**73**	**107**	**576**

Table 2: Planning appeal decisions (Source: MBC 2024)

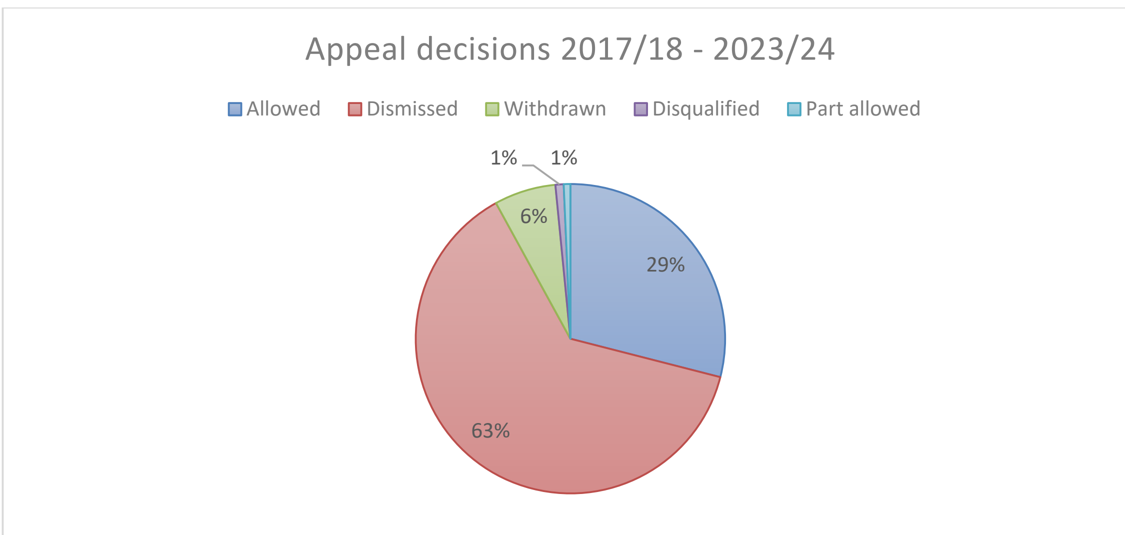


Figure 2: Breakdown of appeal decisions since 2017/18 to 2023/24

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

3 Infrastructure schemes delivered this year

3.1.4 The Council monitors the progress of all schemes in the IDP and updates it on an annual basis based on the financial year April to March.

3.1.5 A total of 69 schemes have been delivered since the adoption of the Local Plan in 2017. Schemes delivered include highways and transportation, and health. For the reporting year 2023-24 three further schemes have been delivered. These schemes are:

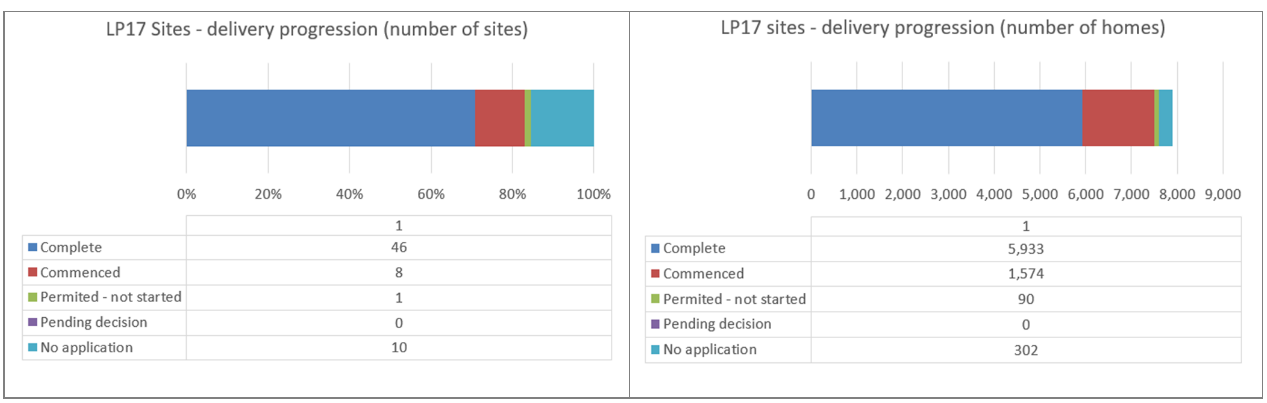
- HPU1 - Brewer Street Surgery, Maidstone – works including refurbishment and reconfiguration of existing remises to be identified as part of ongoing review to support maximum utilisation of existing premises
- HTNW6 - Capacity improvements at the 20/20 roundabout
- HTUA3 - Package of measures to provide bus stops, pedestrian refuges and improvements to the footway on the northern side of the A20 Ashford Road

3.2 Housing

Indicator M4: Progress on allocated housing sites per annum

85% ALLOCATIONS OBTAINED PLANNING CONSENT

3.2.1 The 2017 Local Plan includes 66 residential 'H1' site allocations and a further four 'RMX1' site allocations for mixed-use development, which includes residential. Five of these allocations have been superseded by Local Plan Review site allocations (H1(13) – Medway Street, H1(27) – Kent Police HQ, RMX1(2) – Maidstone East, RMX1(5) – Baltic Wharf and Powerhub, and RMX1(6) – Mote Road). Excellent progress on the delivery of the remaining 65 sites continues, with a total of 55 sites, or 85%, having obtained planning consent to date. Across the 55 sites with planning consent, a total of 7,597 homes are ultimately to be delivered; 5,933 of which are already complete.



	1
Complete	46
Commenced	8
Permited - not started	1
Pending decision	0
No application	10

	1
Complete	5,933
Commenced	1,574
Permited - not started	90
Pending decision	0
No application	302

Figure 3: Delivery of site allocations and new homes on those allocations (2017 MBLP)

Figure 4: Kings Oak Park, Headcorn (site allocation H1(36)) (image: Google Maps, March 2023)

Indicator M5: Predicted housing delivery in the next 5 years

5.1 YEARS' WORTH OF HOUSING LAND SUPPLY

3.2.2 Since 2011, the base date of the 2017 Local Plan, a total of 12,825 dwellings have been completed. During the 2023/24 monitoring year, there were 1,039 net new homes delivered across the borough.

3.2.3 In respect of the Council's five-year land supply Table X demonstrates a surplus of 132 dwellings above the target of 4,577. This represents 5.1 years' worth of housing land supply at the base date for calculations of 1 April 2024. Note that under the December 2023 NPPF, there is no longer a requirement to include a 5% buffer onto the five-year requirement.

REQUIREMENT						
	Y1 2024/25	**Y2 2025/26**	**Y3 2026/27**	**Y4 2027/28**	**Y5 2028/29**	**TOTAL**
Five-year requirement	1,000	1,000	1,000	1,000	1,150	**5,150**
Cumulative over/undersupply 01/04/21 - 31/03/24						**-573**
Total five-year requirement						**4,577**
SUPPLY						

	Y1 2024/25	Y2 2025/26	Y3 2026/27	Y4 2027/28	Y5 2028/29	TOTAL
Allocations	-	-	-	180	723	**903**
Broad locations	-	-	40	40	40	**120**
Garden Communities & Strategic Development Locations	-	-	-	50	135	**185**
Current permissions	804	1,040	785	554	196	**3,379**
3% non-implementation discount (on current permissions)	*-24*	*-31*	*-24*	*-17*	*-6*	***-102***
Windfall allowance	-	-	-	112	112	**224**
Total land supply						**4,709**
Housing land supply (in years) [supply / (requirement/5)]:						**5.1**

Table 3: 5-year housing land supply at 1st April 2024 (Source: MBC 2024)

Indicator M6: Housing trajectory: Predicted housing delivery to 2031

3.2.4 The Council regularly reviews the trajectory of anticipated housing supply over the entire plan period, monitored against housing requirements.

3.2.5 Excellent progress has been made in delivering the plan requirement for 17,660 homes over the 20-year plan period 2011-2031. Due to the site allocations in the Local Plan Review now being included in the housing trajectory, the total expected number of homes to be delivered by 2031 equates to 19,967; giving an expected surplus of 2,307 homes when measured against the originally adopted housing requirement of 17,660.

Housing land supply 1 April 2011 to 31 March 2031	Dwellings (net)	Dwellings (net)
Objectively assessed housing need / Local Plan housing requirement		17,660
Completed dwellings 1 April 2011 to 31 March 2024	12,825	
Extant planning permissions at 1 April 2024	3,447	
Local Plan allocated sites (no application or application pending decision)	2,250	

Broad locations for future housing development	163	
Garden Settlements and Invicta Barracks	640	
Windfall sites contribution	642	
Total housing land supply		19,967
Housing land supply surplus 2011-2031		+2,307

Table 4: Total housing land supply for 2017 Maidstone Borough Local Plan (2011-2031) (Source: MBC 2024)

Indicator M7: Windfalls: delivery of housing on identified sites

293 NEW HOMES DELIVERED ON WINDFALL SITES

3.2.6 The Local Plan Review Housing Topic Paper 2021 sets out the methodology used to calculate the windfall allowance, justifying the criteria for excluding certain sites from calculations and the discount rates applied. Table 5 lists the dwellings completed on large and small windfall sites between 2008/09 and 2023/24, using the NPPF definition of a windfall site and applying the Topic Paper methodology.

3.2.7 The result is an average of 112 new homes delivered on small windfall sites and 193 new homes delivered on large windfall sites per annum. This average is derived from 16 years' worth of monitoring data.

Year	Large	Small	Total
2008/09	54	89	143
2009/10	265	85	350
2010/11	214	73	287
2011/12	177	115	292
2012/13	183	118	301
2013/14	137	103	240
2014/15	86	61	147
2015/16	140	126	266
2016/17	304	130	434
2017/18	213	146	359
2018/19	145	178	323
2019/20	246	141	387
2020/21	193	124	317
2021/22	134	102	236
2022/23	219	101	320

Year	Large	Small	Total
2023/24	374	103	305
Average	**193**	**112**	**293**

Table 5: Delivery of homes on windfall sites 2008/09 - 2023/24 (Source: MBC 2024)

Indicator SA20: Percentage of development on previously developed land

634 HOMES WERE COMPLETED ON PREVIOUSLY DEVELOPED LAND

3.2.8 Out of the 1,039 dwellings (net) completed during the monitoring year 2023/24 a total of 634 dwellings were completed on previously developed land. This equates to 61%. Table 6 shows that there has been an increase in the percentage of completions on previously developed land. This is largely as a result of the completion of two significant schemes on previously developed land: the conversion of Kent House, Romney Place from offices to flatted accommodation, and the redevelopment of the former Springfield Mill site.

Year	Percentage of completions on previously developed land
2011/12	92%
2012/13	84%
2013/14	77%
2014/15	77%
2015/16	69%
2016/17	60%
2017/18	47%
2018/19	51%
2019/20	27%
2020/21	29%
2021/22	24%
2022/23	41%
2023/24	61%

Table 6: Percentage of housing completions on previously developed land (Source: MBC 2024)

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

187 DWELLINGS APPROVED UNDER PERMITTED DEVELOPMENT RIGHTS

3.2.9 The 2017 Local Plan includes a Town Centre broad location for 350 dwellings from the conversion of identified poor office stock to residential dwellings. To date, 187 dwellings have been approved under permitted development rights (53% of allowance). See Indicator M18 for details on the loss of office space as a result of conversions.

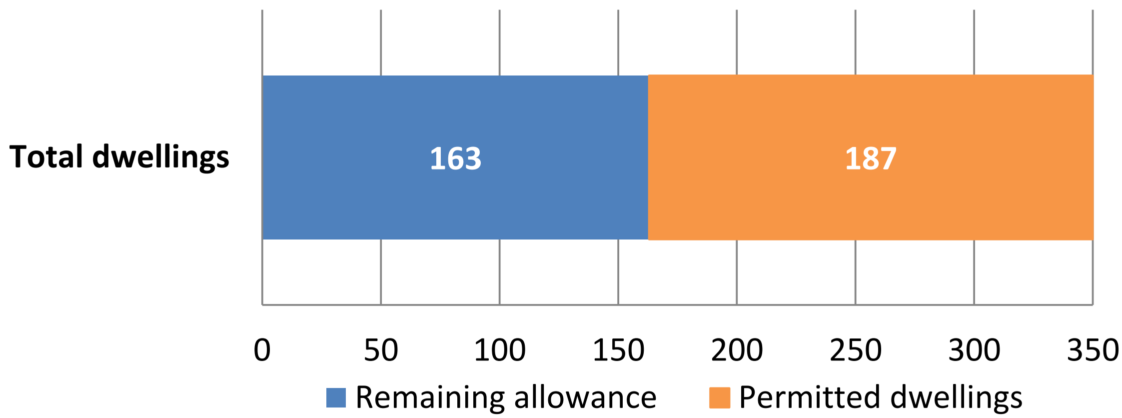


Figure 5: Prior notification office to residential conversions in the town centre (Source: MBC 2024)

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

194 APPLICATIONS FOR SELF-BUILD DWELLINGS PERMITTED

3.2.10The Council is required under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) to keep a register of individuals and associations who are seeking serviced plots of land for self-build and custom housebuilding. In addition, the Council has a duty to grant planning permission for enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding. The demand is the number of entries added to the register during a base period. Each base period runs from 31 October to 30 October the following year[2]. At the end of

[2] For example if someone registered an interest in October 2016 (base period 1), the Council would have until October 2019 (base period 3) in which to grant permission to meet demand

each base period, the Council has 3 years in which to granted permission to meet demand for that base period.

3.2.11 Since the introduction of the self-build register there have been 194 applications for self-build dwellings permitted. There has been a sustained low delivery of self-build plots. To try to address this low delivery rate, the 2024 Local Plan Review includes a specific policy allowing Custom and Self-Build Housing (policy LPRHOU9).

Base Period	Individuals Registered	Associations Registered	Number of plots approved
Base Period 2: 31 October 2016 to 30 October 2017	124	2	0
Base Period 3: 31 October 2017 to 30 October 2018	49	0	3
Base Period 4: 31 October 2018 to 30 October 2019	90	1	33
Base Period 5: 31 October 2019 to 30 October 2020	83	1	65
Base Period 6[3] 31 October 2020 to 30 October 2021	97	0	40
Base Period 7 31 October 2021 to 30 October 2022	66	1	39
Base Period 8 31 October 2022 to 30 October 2023	**7**	**0**	**14**
Total[4]	**516**	**5**	**194**

Table 7: Maidstone Self Build Custom House building base dates (Source: MBC 2024)

[3] In 2020/21 figures were corrected to discount self builds where these replaced an existing dwelling. The table below provides amended figures for previous base periods.

[4] Total entries per base period includes those individuals who may be editing a submission from a previous base period. Therefore, the total figure for Base Period 2, 3 and 4 is calculated by removing any individuals who are editing entries from a previous base period.

Indicator SA2: Number of new dwellings built compared to targets

1,039 DWELLINGS (NET) COMPLETED

3.2.12 There were 1,039 dwellings (net) completed during the monitoring year 2023/24, bringing the total completed dwellings to 12,825 for the plan period 2011 to 2024. This equates to an additional 1,346 homes over and above the original 13 year plan requirement of 11,479 homes (883 x 13).

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

3.2.13 Figure 5 below outlines the number of bedrooms per dwelling that have been granted planning permission during 2023/24 against the targets set out within the Strategic Housing Market Assessment (SHMA) 2014. The figures demonstrate general compliance with the targets. However, there has been an under delivery of 2- and 3-bedroom market dwellings and 1-, 3- and 4+ bedroom affordable dwellings. There has been an over delivery on 1-bedroom market housing as well as 2-bedroom affordable dwellings. The Council will seek to address this imbalance through a new SHMA and policies in the Local Plan Review.

Market dwellings: 2014 SHMA target range

	0 %	5 %	10 %	15 %	20 %	25 %	30 %	35 %	40 %	45 %	50 %	55 %	60 %	% delivered 2023/24	
1 bedroom (5%-10%)						X								**23%**	Above range
2 bedrooms (30%-35%)							X							**25%**	Below range
3 bedrooms (40%-45%)								X						**30%**	Below range
4+ bedrooms (15%-20%)						X								**22%**	Above range

Affordable dwellings: 2014 SHMA target range

	0 %	5 %	10 %	15 %	20 %	25 %	30 %	35 %	40 %	45 %	50 %	55 %	60 %	% delivered 2023/24	
1 bedroom (30%-35%)							X							**25%**	Below range
2 bedrooms (30%-35%)												X		**54%**	Above range

3 bedrooms (25%-30%)	x	**19%**	Below range
4+ bedrooms (5%-10%)	x	**2%**	Below range

Figure 6: Bedroom size of dwellings granted planning permission 2023/24 (Source: MBC 2024)

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

AVERAGE TENURE SPLIT: 81% AFFORDABLE RENT AND 19% INTERMEDIATE RENT

3.2.14 **Target:** Number and tenure of affordable homes delivered per annum matches policy requirement (SP20).

3.2.15 The percentage split of affordable rented to intermediate (shared ownership) rented housing delivered in 2023/24 was 81% affordable/social rented to 19% intermediate (shared ownership). This is against a target split of 70% to 30%. Looking back at delivery of affordable housing by tenure since the adoption of the Local Plan in 2017, the average tenure split is 60% affordable/social rent, 39% intermediate (shared ownership), and 1% 'other'.

3.2.16 The Council will continue to monitor the delivery of affordable homes against current and future indicative policy targets.

Tenure	Affordable rented, social rented or a mixture of the two	Intermediate affordable housing (shared ownership and/or intermediate rent)	Total affordable units
Affordable target percentage	70%	30%	
Number of affordable delivered 2023/24	154	35	189
Percentage split	81%	19%	100%
	Above target	Below target	

Table 8: Affordable housing by tenure delivered on qualifying sites (Source: MBC 2024)

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

3.2.17 Table 9 demonstrates that in the reporting year, the Council has secured affordable homes on qualifying development sites, albeit not quite in alignment with the requirements of Local Plan Policy SP20. Looking at the cumulative totals from 2015/16 onwards, the percentage of affordable homes secured in qualifying geographical areas remains broadly aligned with the percentage targets as set out in Local Plan policy SP20. The Council will continue to monitor this indicator to ensure developments continue to provide appropriate levels of affordable housing on site wherever possible.

3.2.18 From 2019/20 onwards the methodology for monitoring the tenure of affordable housing changed from monitoring approved development to monitoring development that has actually been delivered, to better reflect the indicator requirements.

	Maidstone, urban		Policy H1 (11) Springfield, Royal Engineers Road		Countryside, rural service centre and larger villages	
	Total dwellings delivered	Affordable dwellings delivered	Total dwellings delivered	Affordable dwellings delivered	Total dwellings delivered	Affordable dwellings delivered
2023/24	599	65	211	0	229	133
Total %		11%		-		58%
Target %		30%		-		40%
Difference %		-19%		-		+18%
Cumulative totals						
2015/16	996	250	246	49	1,070	398
2016/17	605	155	0	0	1,517	577
2017/18	1,078	250	310	0	1,086	381
2018/19	1,232	336	295	59	538	191
2019/20	606	177	0	0	436	148
2020/21	447	93	0	0	842	280
2021/22	703	73	88	34	859	283
2022/23	376	136	220	25	468	217
2023/24	599	65	211	0	229	133
TOTAL	**6,642**	**1,535**	**1,370**	**167**	**7,045**	**2,608**
Total as %		23%		12%		37%
Target %		30%		20%		40%

Difference %	-7%	-8%	-3%

Table 9: Affordable dwelling completions as a proportion of total dwelling completions on qualifying sites (Source: MBC 2024)

Indicator M13: Density of housing in Policies DM12, H1

247 DPH WITHIN THE TOWN CENTRE; 86 DPH WITHIN THE URBAN AREA

3.2.19 Between 2016/17 and 2023/24, within the town centre and urban area, planning permissions were granted for developments of considerably higher densities compared to the targets set out in the 2017 Local Plan (Table 4.9). The high density in the town centre is primarily as a result of the change of use of office blocks into flatted developments. It is important however to keep this policy under review as part of the Local Plan Review to ensure that it is being implemented correctly and consistently. Permissions granted in sites adjacent to Rural Service Centres and Larger Villages remain broadly in line with targets.

	GEOGRAPHIC LOCATION			
	Sites within and adjacent to the town centre	**Other sites within and adjacent to the urban area**	**Sites within and adjacent to rural service centres and larger villages**	**Other rural**
TARGET (dph)	**45-170**	**35**	**30**	**N/A**
2016/17	306	81	33	20
2017/18	220	88	26	36
2018/19	155	70	23	31
2019/20	326	87	27	57
2020/21	175	97	32	49
2021/22	242	89	21	35
2022/23	290	97	32	37
2023/24	263	80	18	38
AVERAGE (dph)	**247**	**86**	**27**	**38**

Table 10: Average density of permitted large (5+ dwellings) (Source: MBC 2024)

Indicator M14: Number of nursing and care home bedspaces delivered

3.2.20 The 2017 Local Plan set a gross requirement of 980 nursing and care home bedspaces (49 per year) to be provided over the plan period to 2031. If provided at a steady rate throughout the plan period, it would be expected that 637 bedspaces would have been delivered since 1st April 2011 (13 years x 49 bedspaces). This requirement was based on the projected ageing population at the time and estimated likely demand for care and nursing homes, particularly for the frailer elderly. Since the 2011 base date of the 2017 Local Plan there have been 425 net bedspaces delivered. Delivery therefore remains behind the annualised target.

3.2.21 During the reporting year, the net total of bedspaces exceeded the calculated annual gross requirement of 49 bedspaces per year with a total of 69 bed spaces being provided within the C2 Use Class. This was the completion of the 69-bed Cavell Park Care Home at Eclipse Park, Maidstone, which offers 24-hour residential, nursing, dementia and respite care.

Figure 7: Cavell Park Care Home at Eclipse Park, Maidstone (image: https://www.gallagher-group.co.uk/new-care-home-at-eclipse-park/)

3.2.22 It should be noted that whilst the C2 Use Class category also encompasses a much wider range of specialist accommodation, this indicator relates only to the delivery of nursing and care homes falling under the C2 Use Class. This Local Plan policy and associated indicator have been reviewed as part of the Local Plan Review to ensure the identified needs of all specialist accommodation are planned for and monitored, in accordance with the requirements of the latest Strategic Housing Market Assessment (SHMA) evidence.

Indicator M15: Number of applications on the housing register

Indicator SA1: Number of households on the Housing Register

1,305 HOUSEHOLDS ON THE HOUSING REGISTER

3.2.23 There is no specific target for this indictor. It is a contextual indicator to monitor wider changes in social housing demand. Table 11 shows the change since 2011 (base date of the Maidstone Borough Local Plan). The criteria for joining the housing register changed some years ago, hence the reason for the significant overall reduction over the past 10 years. However, since the low in 2016/17, the number of applicants joining the register has been steadily rising. Further, although not shown in the below table, there has been a significant increase in the number of applicants applying to join the housing register during 2021/22. However, this may not result in an increase in the number of applicants on the register due to the number of unsuccessful applications combined with an increase in the number of applicants successfully housed from the register.

Year	Number of households
2011/12	3,674
2012/13	3,187
2013/14	1,339
2014/15	1,461
2015/16	758
2016/17	610
2017/18	618
2018/19	776
2019/20	853
2020/21	840
2021/22	906
2022/23	1,102
2023/24	1,305
2011-2023% change	**-64%**

Table 11: Number of households on the housing register at 1st April each year (Source: MBC 2024)

Indicator M16: Number of homeless households in the borough

597 APPLICANTS ACCEPTED

3.2.24 There is no specific target for this indictor. It is a contextual indicator to monitor wider changes in social housing demand. Between 2018/19 and 2019/20, new duties introduced decreased the number of households accepted as being owed the main housing duty. This is because many households were either prevented from being homeless or relieved of their homelessness, before decisions are made on the main housing duty being owed. The number of applicants accepted as being eligible and threatened with homelessness (owed the Prevention Duty) at the 1st April 2024 was 597. The number of applicants accepted as being Eligible and Homeless (owed the Relief Duty) is 622, a significant increase from the previous year.

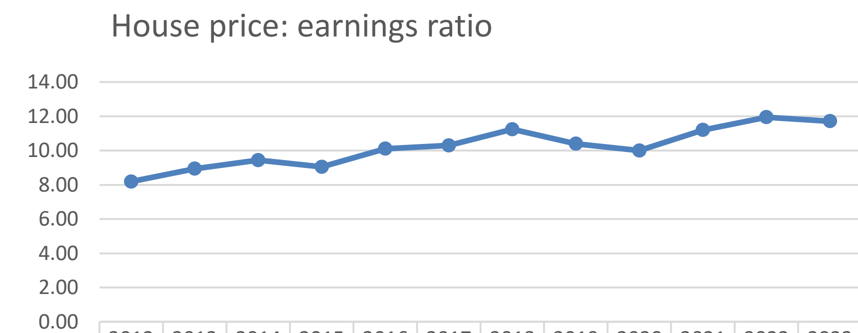
3.2.25 For the year 2023/24 the number of applicants who have gone on to be owed the main housing duty, following the Relief Duty ending is 195.

Year	Number of applicants accepted as being eligible and threatened with homelessness	Number of applicants accepted as being eligible and homeless	Number of applicants accepted as owed the main housing duty
2018/19	486	390	99
2019/20	478	553	80
2020/21	534	333	96
2021/22	469	422	85
2022/23	568	496	101
2023/24	597	622	195

Table 12: Number of homeless households in the borough (Source: MBC 2024)

Indicator M17: House price: earnings ratio

3.2.26 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in the local housing market. Figure 7 outlines the change since 2011, the base date of the Maidstone Borough Local Plan.



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Ratio of median house price to median gross annual (where available) workplace-based earnings	8.19	8.94	9.44	9.05	10.11	10.30	11.24	10.4	10	11.2	11.95	11.72

Figure 8: Ratio of house price to workplace-based earnings (Source: ONS 2024)

3.3 Employment and Retail

3.3.1 It should be noted that although the following indicators monitor B1, B2 and B8 use classes, changes were made to the national Use Class Order in 2020 and 2021[5]. Use Class B1 has been deleted and replaced by Use Class E(g). There are no changes to B2 and B8 use class categories. The tables references the former B1 use class for consistency with the indicator.

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

3.3.2 Policy SS1 of the Maidstone Borough Local Plan identifies the amount of office, industrial, warehousing and medical use floorspace to be delivered over the plan period (a net requirement of 13,955 sqm across all B use class employment types). Since 2016/17 there has been a total net loss of 1,764 sqm of employment floorspace, across all 'types'. However, this loss is more than offset by the current net pipeline supply of employment floorspace (i.e. extant permissions), which equates to 89,215 sqm. In purely quantitative

[5] Use Classes Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

terms, this pipeline supply of floorspace results in a significant net overprovision of employment floorspace by 73,496 sqm (see Table 13 below).

	B1						
	B1a	**B1b**	**B1c**	**B2**	**B8**	**B1(c)/B8**	**TOTAL**
Requirement (sqm)	**24,600**			**-18,610**	**7,965**	**N/A**	**13,955**
2016/17	-14,743	132	3,678	462	1,805		-8,666
2017/18	-10,047	28	-1,305	-17,934	-2,735		-31,993
2018/19	-13,125	0	-4,409	-15,364	1,153		-31,745
2019/20	10,692	960	1,653	638	26,994		40,937
2020/21	-3,122	20	-434	2,612	2,218		1,294
2021/22	3,405	1,741	-880	2,808	-1,713		5,361
2022/23	2,976	0	-148	14,306	-19,777		-2,643
2023/24	-4,151	0	6,647	788	8,396	14,011	25,691
Net completions (sqm)	**-28,115**	**2,881**	**4,802**	**-11,684**	**16,341**	**14,011**	**-1,764**
	-20,432			**-11,684**	**16,341**	**14,011**	**-1,764**
Net permissions (sqm)	**-639**	**0**	**628**	**26,572**	**50,365**	**12,289**	**89,215**
	-11			**26,572**	**50,365**	**12,289**	**89,215**
Total net supply (Completions + Permissions) (sqm)	**-28,754**	**2,881**	**5,430**	**14,888**	**66,706**	**26,300**	**87,451**
	-20,443			**14,888**	**66,706**	**26,300**	**87,451**
Remaining net floorspace required to 2031 (sqm) Plan Requirement - (Completions + Permissions) = Net remaining	**45,043**			**-33,498**	**-58,741**		**-73,496**

Table 13: Net delivery of B use class floorspace, by type since 2016/17 (Source: MBC 2024)

3.3.3 As is evident from the above, whilst the quantity of overall floorspace provision is well in excess of the requirements expected by 2031, the mix of floorspace being delivered does not align with the requirements. There is an apparent and significant oversupply of B2 and B8 uses, whilst there is a significant under delivery of office floorspace (B1 or E(g) use). A considerable amount of this office floorspace loss between 2016/17 and 2018/19 can be attributed to conversion to residential uses under permitted development rights. Further, the changing nature of the wider sub-regional, national and international economies post-Brexit and post-Covid has seen a shift in demands for employment floorspace. Office floorspace has seen reduced demand as companies adopt more flexible working practices and increased levels of home-working, whilst supply chain and logistics companies have seen an increase in the demand for floorspace. Maidstone's supply of employment floorspace is reflective of the current market trends with consents being positive across industrial and warehousing, but negative for office floorspace.

3.3.4 The employment floorspace requirements are being updated through the Local Plan Review.

Prior notification – office to residential conversion in Maidstone Town Centre

3.3.5 In the current reporting year, no office floorspace was lost in the town centre through conversion of office to residential via prior notification application. This leaves the total amount of office floorspace lost in the town centre through conversion of office to residential to around 33,200sqm since 2016/17. The 2017 Local Plan employment and retail topic paper[6] outlined that somewhere in the order of 18,000sqm of office stock could be lost to other uses (based on analysis of office stock which had been vacant and on the market for more than five years at 2014). This stock does not form part of the functional supply of office floorspace. In order to ensure the retention of higher quality office stock in the town centre, the Council placed an Article 4 Direction on 14 office blocks to limit the loss of key employment floorspace to residential uses. However, these Directions ceased to have effect as of 1st August 2022 and no new Directions were put in place during the monitoring year. See indicator M8 for information on the number of new residential units created through these prior notifications in the town centre.

3.3.6 As part of the Local Plan Review, new evidence is being produced to look at future employment land requirements, particularly as new ways of working evolve in a post-Covid economy. The floorspace requirements will be 'reset' from the start of the new plan period. The Council's approach to employment land supply and delivery is therefore being reviewed in light of the updated evidence to ensure that the floorspace provision is aligned as closely as possible to future market requirements.

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

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

3.3.7 The Maidstone Borough Local Plan includes the designation of Economic Development Areas (EDAs). Policy SP22: 'Retention of employment sites' protects the EDAs for employment use. Table 14 indicates that over the monitoring year, 2,277 sqm (net) new B8 Use Class warehouse floorspace was delivered. This was an extension to an existing warehouse at Oakleigh House, Pattenden Lane, Marden.

3.3.8 There have been approvals for a further 4,856 sqm of B class floorspace within designated Economic Development Areas, including additional warehousing at Lordswood Industrial Estate, Boxley; Northdown Business Park, Harrietsham; and Bredhusrt Business Park, Boxley. Additional B2 Use Class floorspace has been consented at Parkwood Industrial Estate and Bredhurst Business Park, demonstrating the policy's continued success in maintaining employment uses in these designated areas.

	B1a E(g)(i)	B1b E(g)(ii)	B1c E(g)(iii)	B2	B8	Total
Completed (sqm)	0	0	0	0	2,277	**2,277**
Consent (sqm)	971	0	582	2,262	2,925	**6,740**
Total	**971**	**0**	**582**	**2,262**	**5,202**	**9,017**

Table 14: Net gain for completed and consented B class development by type within Economic Development Areas (Source: MBC 2024)

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

3.3.9 The Maidstone Borough Local Plan includes allocations for employment uses. Table 15 below outlines the progress of delivering the allocated sites as at 2023/24.

3.3.10 EMP1 (1) West of Barradale Farm (Headcorn Business Park) has completed on part of the site, while the remainder of the allocation gained consent (December 2022) for additional B2 and B8 floorspace and is now under construction.

3.3.11 Since the adoption of the Local Plan in 2017, EMP1(2) has yet to gain further planning permission beyond that completed under permission

11/1138. The site promoters have confirmed through the Local Plan Review Regulation 18b consultation that their site remains suitable and available for development.

3.3.12 Strategic employment site EMP1(4) Woodcut Farm has seen significant delivery of new employment floorspace, predominantly B8 Use warehousing. The site is known as Loc8 Kent, and is home to a number of different businesses including Hitachi, Va-Q-Tec Ltd, NRS Healthcare and Edmundson Electrical.

Figure 9: New warehouse units delivered a Loc8 Kent (allocation EMP1(4))

3.3.13 Sites RMX1(4) and RMX1(6) have both gained planning consent. The former Syngenta Works (RMX1(4)) has outline consent for up to 46,447sqm B1/B2/B8 uses. A Section 73 variation of condition application was permitted in November 2023. Site RMX1(6) Mote Road has consent for 172 units and 1,169sqm office floorspace. Groundworks have now begun on site.

3.3.14 Site RMX1(2) is part-owned by Maidstone Borough Council and is identified in the Strategic Plan (2019-2045) as a top priority for redevelopment. Good progress is being made towards bringing forward the comprehensive redevelopment of this site. At 1st April 2024, a decision was pending for an application on half of the site for 180 homes and 1,864 sqm of flexible E Use Class. Funding has also been sought from central government through the Brownfield Land Release Fund round 2.

3.3.15 Site RMX1(5), Baltic Wharf, has a Planning Performance Agreement in place and work is underway to bring the site forwards for comprehensive redevelopment. Further, it is included within the submission Local Plan Review as part of a wider site for a mixed use residential-led scheme.

3.3.16 Overall, the employment and mixed-use site allocations in the Local Plan are delivering new floorspace and will continue to meet the needs outlined in the plan, to 2031.

Progress	B1a	B1b	B1c	B2	B8	Total
EMP1 (1)West of Barradale Farm, Maidstone Road, Headcorn (5,500sqm)						
17/503152/FULL. Complete.	0	0	0	968	968	**1,936**
22/503965/FULL. Under construction				1,840	433	**2,273**
EMP1 (2) South of Claygate, Pattenden Lane, Marden (6,800sqm)						
11/1138. Complete.	0	0	0	0	2,716	**2,716**
EMP1 (3) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden (14,500sqm)						
14/504058/FULL. Complete.	0	0	0	4,307	0	**4,307**
EMP1 (4) Woodcut Farm, Bearsted Road, Bearsted (49,000sqm)						
20/505195/OUT	2,906	5,182	14,934	0	22,273	**45,295**
(21/502637/REM) Phase 1			(5,450)		(17,820)	**(23,270)**
(21/506791/REM) Phase 2					(7,916)	**(7,916)**
(23/502387/REM) Phase 3					(8,597)	**(8,597)**
(21/506792/HYBRID) although not part of original allocation, is part of the wider site.	(3,643)				(1,425)	**(5,068)**
RMX1 (1) Newnham Park, Bearsted Road, Maidstone (25,000sqm)						
16/507292/OUT (outline for up to 24,750sqm B1a/b).	12,375	12,375	0	0	0	**24,750**
(18/506658/REM) Maidstone Innovation Centre. Complete.	(1,741)	(1,741)				**(3,482)**
RMX1 (2) Maidstone East and forming Royal Mail sorting office, Maidstone (4,000sqm)						
23/504552/FULL application pending at 1st April 2024 (1,864 sqm flexible E use class). Site is included as allocation in LPR: LPRSA146.	0	0	0	0	0	**0**
RMX1 (4) Former Syngenta works, Hampstead Lane, Yalding						
19/504783/FULL	163					**163**
19/504910/OUT: not started 23/502119/OUT (Section 73 variation of condition)				19,972	26,475	**46,447**
RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone						
No application. PPA in place and pre-application discussions undertaken for Baltic Wharf. Site is included as part of larger allocation in LPR: LPRSA148.	0	0	0	0	0	**0**
RMX1 (6) Mote Road, Maidstone (2,000sqm)						
Permission (granted July 2022): 20/505707/FULL. Site is included as allocation in LPR: LPRSA151.	1,169	0	0	0	0	**1,169**

Table 15: Net gain for completed and consented B class development by type for allocated sites (Source: MBC 2024)

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

3.3.17 Table 16 below shows the breakdown of net floorspace completed and consented, by location. A positive (+) figure represents a net increase in B Use Class floorspace whilst a negative (-) figure represents a net loss of B Use Class floorspace.

3.3.18 The Economic Development Areas (EDAs) saw 2,277 sqm of new warehouse employment floorspace delivered in the monitoring year, through the extension of an existing warehouse at Oakleigh House, Pattenden Lane, Marden. A further 6,740 sqm of mixed employment floorspace is consented within the EDAs.

3.3.19 A total of 22,922 sqm of employment floorspace has been delivered on site allocations. The most significant delivery has been for warehousing as part of the Woodcut Farm / Loc8 development. A further 84,874 sqm of B2, B8 and mixed employment floorspace consents remain in the pipeline supply – predominantly at Woodcut Farm and the former Syngenta Works site (RMX1(4)).

3.3.20 Elsewhere in the borough, there has been limited new employment floorspace delivered. The most significant was the net loss of office floorspace (B1(a)/E(g)(i) Use) from the conversion of former offices to residential use within the town centre under permitted development rights.

	B1a	B1b	B1c	B2	B8	Mixed B1c/B8	Total
Economic Development Area							
Completed	0	0	0	0	2,277	0	2,277
Consent	971	0	582	2,262	2,925	0	6,740
Allocations							
Completed	63	0	6,292	0	2,556	14,011	22,922
Consent	6,013	0	0	21,812	44,760	12,289	84,874
Elsewhere							
Completed	-4,214	0	355	788	3,563	0	492
Consent	-7,622	0	46	2,499	2,680	0	-2,397
Completed total:							25,691
Consented total:							89,217

Table 16: Net B Use Class land/floorspace gained/lost within Economic Development Areas, allocated sites and elsewhere, 2023/24 (Source: MBC 2024)

Indicator SA40: Total amount of additional floorspace by type

3.3.21 2023/24 has seen net additional non-residential floorspace totalling 154,047sqm, the largest single contributing use being B8 warehousing (see Table 17, below). The two main sites contributing to this B8 floorspace are Woodcut Farm (EMP1(4)) and the former Syngenta Works (RMX1(4)). Larger Sui Generis developments in the borough include permission for the change of use of stable yard and paddock to operate a commercial Dog Day Care facility near Paddock Wood; and permission for a new family entertainment centre within The Mall, Maidstone Town Centre.

3.3.22 The figures excludes C1 and C2 uses which are measured in number of bedspaces (see indicator M14 for the number of C2 bedspaces) and is based on completed and consent permissions.

	Floorspace (Net, sqm)							
Use class	**16/17**	**17/18**	**18/19**	**19/20**	**20/21**	**21/22**	**22/23**	**23/24**
A1	-1,665	-5,189	-2,998	-1,428	10,832	2,477	2,358	386
A2	611	-1,351	-655	70	91	464	870	900
A3	1,930	1626	2,314	1,467	1,869	2,500	1,108	833
A4	-1,078	-1,418	-619	-2,191	1,504	460	404	185
A5	1,078	572	698	2,982	2,823	754	-304	-97
B1a	-17,166	-8,564	-195	22,170	-638	974	-4,737	-639
B1b	13,228	14,156	19,004	20,737	7,089	6,923	0	0
B1c	-5,377	-5,775	8,914	12,576	14,998	13,349	5,154	628
B2	-12,386	-13,613	-10,200	2,885	4,275	22,955	35,910	26,572
B8	-2,683	-6,714	23,829	28,783	19,788	52,002	75,087	50,365
B1c/B8								12,289
D1	27,090	30,009	32,674	54,029	21,893	19,421	25,618	30,300
D2	-1,181	-608	-38,874	-40,411	5,609	2,326	5,108	2,317
SG	3,292	3,657	17,331	9,385	11,751	15,630	29,249	30,008
TOTAL	**5,693**	**6,788**	**51,223**	**111,054**	**101,884**	**140,235**	**175,825**	**154,047**

Table 17: Net additional floorspace by type 2023/24 (completed and consent permissions combined) (Source: MBC 2024)

Indicator M22: Percentage unemployment rate
Indicator SA10: Levels of unemployment
Indicator SA41: Unemployment rate

3.3.23 There is no specific target for this indicator. It monitors wider changes in the local economy. With the introduction of Universal Credit, which requires a broader span of claimants to look for work than under Jobseeker's Allowance, the number of people recorded as being on the Claimant Count will increase. The number of people recorded as being on the Claimant Count is a proportion of the resident population. Table 18 shows the change in claimants since 2011.

Date	Maidstone (%)	South East (%)	Great Britain (%)
2011/12	2.5	2.6	3.8
2012/13	2.5	2.5	3.8
2013/14	2.0	2	3.2
2014/15	1.4	1.3	2.2
2015/16	1.2	1.0	1.8
2016/17	1.2	1.1	1.8
2017/18	1.2	1.2	2.0
2018/19	1.2	1.5	2.3
2019/20	1.9	1.9	2.9
2020/21	5.1	5.1	6.2
2021/22	4.1	4	5
2022/23	2.8	2.8	3.7
2023/24	3.0	2.7	3.7

Table 18: Percentage of claimants as a proportion of the resident population since 2011 (Source: Nomis 2024)

3% UNEMPLOYMENT RATE

3.3.24 Figure 9 shows how the percentage of those who are unemployed has remained consistent with national trends falling to 3% for the period January 2023 to December 2023.

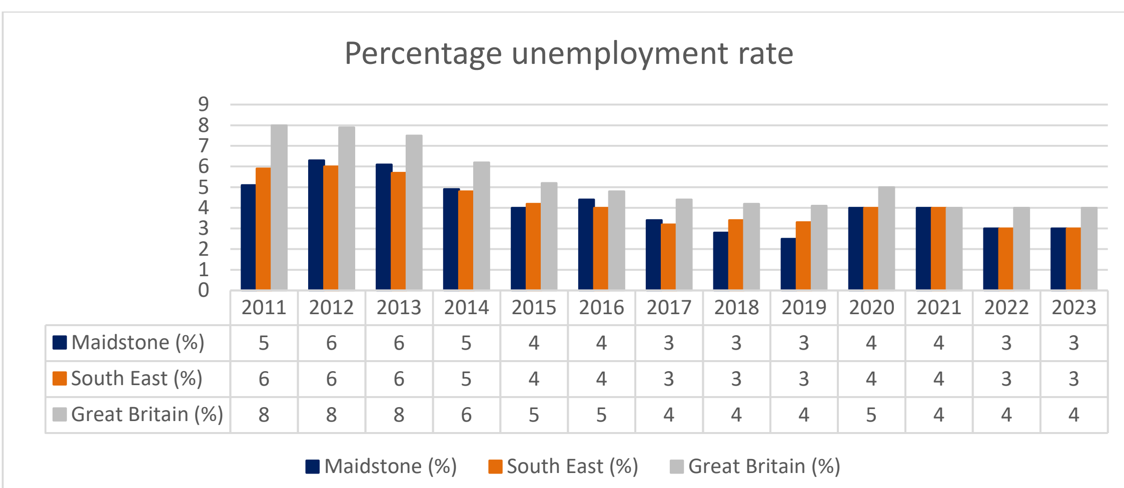
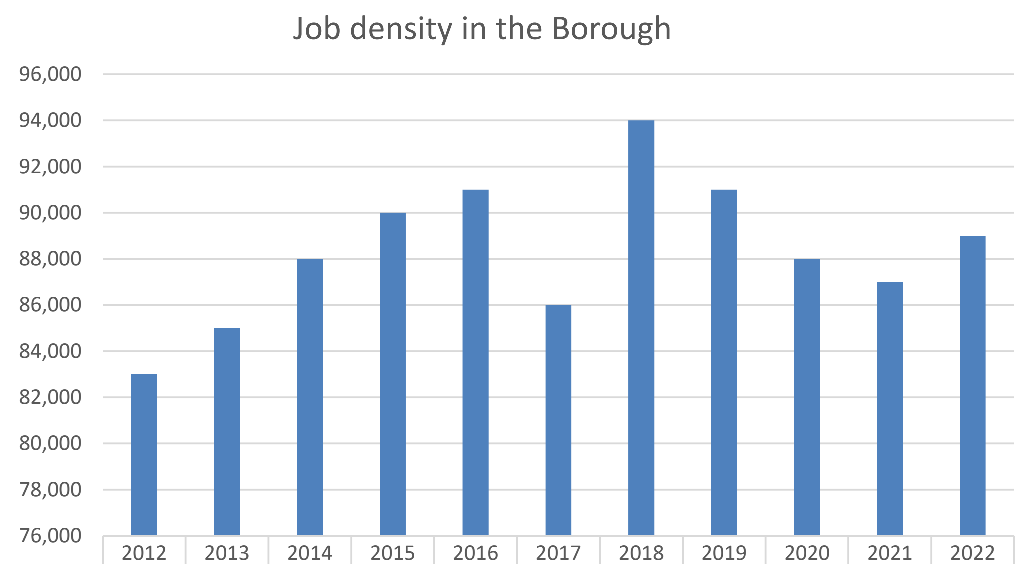


Figure 10: Percentage of unemployed since 2011 (Source: Nomis 2024)

Indicator M23: Number of jobs in the Borough

3.3.25 This indicator does not have a specific target as it monitors wider changes in the local economy. Figure 10 shows the change in job density between 2011 and 2022 using the latest information available. The density figures show the ratio of total jobs to population aged 16-64. The general trend is one of increase, however, there was a decline in the number of jobs between 2019 and 2021 coinciding with the Covid-19 pandemic period.



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jobs	83,000	85,000	88,000	90,000	91,000	86,000	94,000	91,000	88,000	87,000	89,000

Figure 11: Job density in Maidstone Borough (Source: Nomis 2024)

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

3.3.26 It should be noted that although the following indicators monitor A1 use class, changes were made to the national Use Class Order in 2020 and 2021. Use Class A1 has been deleted and replaced by Use Class E(a). The table references both the former A1 use class and current E(a) use class. Furthermore, it should be noted that these figures are provisional subject to a more detailed review ahead of the anticipated adoption of the Local Plan Review.

3.3.27 Policy SS1 of the 2017 Maidstone Borough Local Plan identifies the need for an additional 6,100sqm of convenience retail floorspace and 23,700sqm of comparison retail floorspace to be delivered over the plan period. Since 2016/17 there has been a total net gain across the A1 use class retail floorspace of 1,887 sqm in completions and a further 107 sqm (net) in consents, thereby reducing the overall net floorspace requirement to 27,806 sqm by 2031 (see table 19 below).

	Use Class			
	A1 [E(a)] convenience	**A1 [E(a)] comparison**	**A1 unspecified**	**Total**
Net requirement 2016-31 (sqm)	**6,100**	**23,700**	**0**	**29,800**
Completions (per annum)				
2016/17	728	-127	353	954
2017/18	1,794	395	-47	2,142
2018/19	1,593	-897	20	716
2019/20	407	-9,439	-951	-9,983
2020/21	1,409	6,435	402	8,246
2021/22	-321	175	80	-67
2022/23	38	-494	131	-325
2023/24	0	423	-220	203
Net total (sqm)	**5,648**	**-3,529**	**-232**	**1,887**
Consent (extant permissions)				
Net total (sqm) (2023/24)	**0**	**-1,075**	**1,182**	**107**
Remaining net total floorspace (sqm) required to 2031	**452**	**28,304**	**-1,182**	**27,806**

Table 19: Net gain for completed and consented retail floor space by type (Source: MBC 2024)

3.3.28 As is evident from the above table, the quantity of overall floorspace provision is well below target to meet the requirements by 2031. However, upon analysis of the provision of different types of retail floorspace, it is evident that the requirement for convenience retail has almost been met in full, whilst there is a significant under delivery of comparison retail floorspace.

3.3.29 The first three years of the plan saw a relatively modest net loss in comparison retail floorspace (629sqm). However, this loss was compounded during 2019/20, when there was a significant net comparison retail floorspace loss (9,439sqm) primarily due to the demolition of Grafty Green Garden Centre. This has meant that despite the strong net floorspace gains in 2020/21 (6,435sqm) predominately through the completion of a Marks and Spencer store at Eclipse Park, the growth has not been significant enough to counteract the previous years' cumulative net losses. During the monitoring year, the way we shop (particularly for comparison goods) has continued to change, moving from the more traditional methods to an accelerated online presence – a continued trend post-Covid.

3.3.30 As part of the Local Plan Review, new evidence has been produced looking at future retail, food/drink and leisure floorspace requirements, particularly as new ways of retailing and use of high streets evolve in a post-Brexit and post-Covid economic market. This evidence indicates a vastly reduced need for comparison floorspace. The borough's floorspace requirements will be 'reset' from the start of the new plan period. The Council's approach to retail land supply and delivery is therefore being reviewed in light of the updated evidence to ensure that the floorspace provision is aligned as closely as possible to future market requirements.

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

3.3.31 The Maidstone Borough Local Plan allocates land for both comparison and convenience retail development. Over the monitoring year, no planning permissions were granted or completed on retail allocations.

3.3.32 There is an extant permission at RMX1 (1) Newnham Park, Bearsted Road, Maidstone for refurbishment and extension of existing garden centre buildings (including the enclosure of 2,570 sqm gross internal area of 31 existing external retail floor space). In May 2021, a lawful development certificate was issued (21/501247/LDCEX), confirming that a material start has been carried out in accordance with the original planning permission. Planning permission for a new foodstore (1,810 sqm GIA) was refused in August 2023 (22/505560/FULL), but has subsequently gained approval at appeal (August 2024). As this was not permitted until August 2024, further detail will be included in next year's AMR.

3.3.33 Temporary permission was previously granted for a mix of uses including offices (873sqm), warehousing (1,214sqm net gain) and retail (450sqm) at RMX1 (2) Maidstone East and former Royal Mail sorting office, Maidstone. This permission was completed in the monitoring year 2017/18. However, Maidstone Borough Council now own the former Royal Mail sorting office and are progressing works to redevelop the site as a corporate priority – having been awarded £2,109,860 in government funding under the Brownfield Land Release Fund (BLRF) in October 2023, to go towards the site's redevelopment. Permission for 1,864 sqm flexible E Use Classes as part of a residential-led mixed use development was pending as of 1st April 2024.

3.3.34 Permission was also granted for a foodstore at RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone. This has since expired. However, the Council approved planning guidance documents for five Town Centre Opportunity Sites in 2019. One of these opportunity sites, titled Maidstone Riverside, includes land allocated under RMX1(5) Powerhub and Baltic Wharf. In March 2022, an environmental screening application was submitted for a proposed residential conversion of the listed building (including two additional floors) with Class E uses and new build residential on the site of the sheds and the surrounding land (22/501685/ENVSCR). No further application has progressed to date.

3.3.35 All allocations will be reviewed through the Local Plan Review, particularly as new ways of retailing and use of high streets evolve in a post-Brexit and post-Covid economic market. The Council's approach to retail land supply and delivery will be reviewed in light of the updated evidence to ensure that the provision of new floorspace is aligned as closely as possible to future market requirements.

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

3.3.36 There are eight primary frontages identified within Maidstone town centre. These are areas where retail uses are concentrated and in order to maintain this concentration, the indicator requires primary frontages to contain at or above 85% retail (A1 Use Class) uses. In 2020 and 2021, changes were made to both the national Use Class Order and to Permitted Development Rights, including, among other things, the introduction of a new E Use Class (Commercial, Business and Service) and the deletion of the A Use Class. Retail shops previously falling under A1 Use Class are now E(g) Use Class. These changes to permitted development rights allow a far greater flexibility of changes of use and limit the council's ability to manage certain types of main town centre uses. The revised use classes will be reflected in the Local Plan Review indicators, but for the purposes of this adopted Local Plan indicator, reference is made to both old and new Use Class categories.

3.3.37 Overall, in the monitoring year, the level of A1 (now E(g)) Uses within primary frontages remains above the 85% threshold in all barring one frontage (P4 – 1-39 Week Street) which is now at 59%. Overall, this indicates that the primary frontage still remains effective in focusing a core retail provision in Maidstone Town Centre (see figure 11).

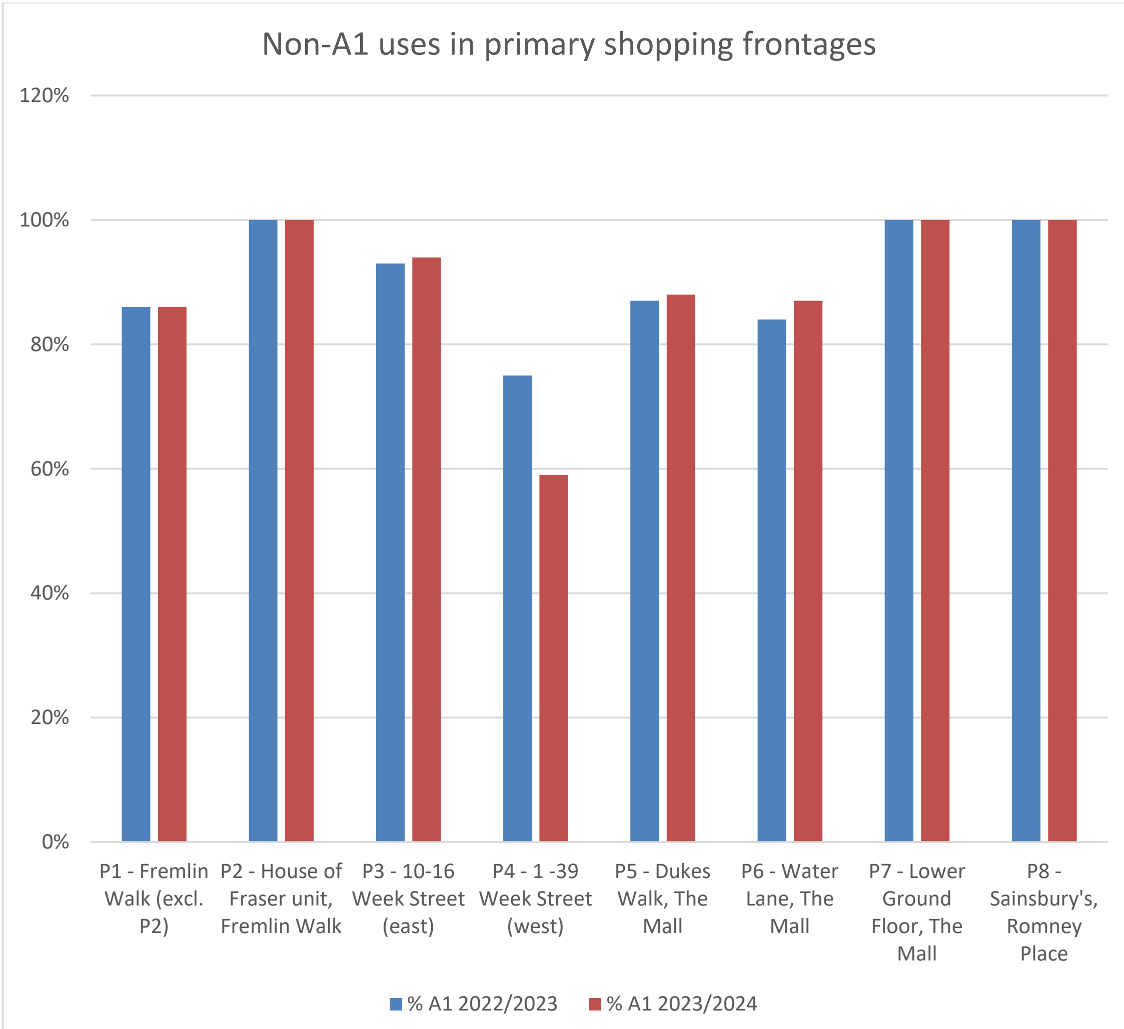


Figure 12: Change in the percentage of primary shopping frontage in A1 (now E(g)) between 2022/23 and 2023/24 (Source: MBC 2024)

3.4 Gypsies, Travellers and Travelling Showpeople Accommodation

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

341 PERMANENT PITCHES DELIVERED

3.4.1 The Local Plan outlines a 187-pitch target over the plan period. Since 2011, the base date of the Maidstone Borough Local Plan, a total of 341 pitches have been granted permanent consent (Table 20). At the 1st April 2024, the rate at which permanent permissions have been granted exceeds the target.

Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches
308	30	0	6

Table 20: Permitted gypsy and traveller pitches 2011-2024 (Source: MBC 2024)

3.4.2 Between 1st April 2023 and 31st March 2024 there has been permission for 26 permanent pitches (Table 21). This figure is made up entirely of non-personal permanent permissions.

	Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches
2023/2024	26	0	0	0

Table 21: Annual permissions of permanent pitches/plots (Source: MBC 2024)

3.4.3 A new GTAA has been produced and outlines the current and future need for gypsy, traveller and travelling showpeople provision for Maidstone Borough until 2040. Based on the initial findings of the GTAA (prior to publication of the final version) there was likely to be a significant need for pitches, the most appropriate course of action was to undertake a separate Gypsy, Traveller and Travelling Showpeople DPD. The DPD will be informed by the outcome of a Pitch Deliverability Assessment (to assess what proportion of the need can be met on existing sites through intensification or expansion) and a targeted Call for Sites exercise to identify potential new sites so the needs of the community can be adequately, and appropriately addressed and appropriate engagement can take place. Two targeted Call for Sites exercises have taken place; the first between February and March 2022 and the second between February and April 2023. The Council is currently assessing all of the sites received for their suitability for inclusion in the DPD.

Indicator M28: Delivery of permanent pitches on allocated sites

3.4.4 Sites allocated in the 2017 Local Plan make proivision for 41 (net) additional pitches. In total up to 31st March 2024, 18 permanent pitches have been delivered on allocated sites.

Indicator M29: Five year supply position

3.4.5 National 'Planning policy for traveller sites' (PPTS)[7] requires local authorities to identify 5 years' worth of deliverable Gypsy and Traveller pitches against the Local Plan's pitch target. However, the most recent evidence of need is derived from the Maidstone GTAA (2023, plus addendum July 2024). The tables below outline the calculation used.

3.4.6 Figures include any previous under or oversupply since the GTAA base date of 1st April 2023, plus pitch needs arising from households that meet the PPTS Annex 1 planning definition, as well as a locally derived percentage of pitches arsing from households where the PPTS status could not be established i.e. undetermined households. The GTAA expresses pitch needs in five year periods i.e. 2023-2027 and 2028-2032. With a base date of 1 April 2024, the below calculation therefore takes 4-years from the first period, and an additional one year from the second period to ascertain the current 2024-2028 5-year requirement.

3.4.7 At 1st April 2024 the Council's 5-year supply requirement is for 260 pitches and the Council can demonstrate a 1.25 year supply of deliverable gypsy and traveller pitches against this requirement.

	Component	Calculation	Number of pitches
1	**Pitch (+) undersupply or (-) over-supply against plan requirement since 1 April 2023**	**(274/5) - 26**	**29**
Households that meet (or may meet) the PPTS Annex 1 definition			
2	Pitch requirement from households that meet PPTS definition 2023/4 – 2027/8 (from GTAA)		207

[7] PPTS (December 2023), as was applicable at 1 April 2024.

	Component	Calculation	Number of pitches
3	82% pitch requirement from undetermined households 2023/4 – 2027/8 (from GTAA)	82*0.82	67
4	**SUBTOTAL**	**207 + 67**	**274**
5	**TOTAL 4-year need** 2024/5-2027/8	**(274/5)*4**	**219**
Households that meet (or may meet) the PPTS Annex 1 definition			
6	Pitch requirement from households that meet PPTS definition 2028/9 – 2032/3 (from GTAA)		48
7	82% pitch requirement from undetermined households 2028/29 – 2032/33 (from GTAA)	14*0.82	11
8	**SUBTOTAL**	**48 + 11**	**59**
9	**TOTAL 1-year need** 2028/9	**(59/5)*1**	**12**
10	**TOTAL NEED 2024/5 – 2028/9 (rows 1 + 5 + 9)**	**29 + 219 + 12**	**260**
11	**TOTAL SUPPLY 2024/5 – 2028/9**		**65**
12	**Total supply position (in years)**	**(260 / 5) = 52 65/52**	**1.25**

Table 22: Five-year land supply calculation (Source: MBC 2024)

3.4.8 The 5-year supply is made up of[8]:

- Unimplemented adopted Local Plan allocations
- Turnover on the two public sites in the borough
- Windfall allowance

3.4.9 It might be expected to include all allocated pitches which have not yet been granted consent. However, some allocated pitches have been occupied by unauthorised mobiles, we considered that such pitches were not demonstrably ‘available’ at 1st April 2024 under the precise terms of the PPTS definition. As a precautionary approach, we have excluded these 9 pitches from the calculation. The excluded pitches will nonetheless contribute to the overall pitch target once they gain permanent consent and could feature in the 5-year supply in the future if they are vacated prior to gaining consent. The below table shows a breakdown of the components of supply.

[8] See Table 24

Component of supply	No. of Pitches
Policy GT1 - allocated pitches (excl. consented and/or occupied pitches) • GT1(1) – The Kays, Heath Road, Linton (1) • GT1(3) – Blossom Lodge, Coxheath (2) • GT1(4) – Rear of Granada, Lenham Rd, Headcorn (1) • GT1(5) – Kilnwood Farm, Old Ham Lane, Lenham (2) • GT1(6) – 1 Oak Lodge, Marden (0) • GT1(7) – The Paddocks, George Street, Staplehurst (2) • GT1(9) – Flips Hole, South Street Rd, Stockbury (1) • GT1(10) – The Ash, Yelsted Rd, Stockbury (0)	9
Public site pitch turnover (5 x 1.0 pitches/annum)[9]	5
Windfall sites[10]	50
Total pitch supply 1 April 2024 to 31 March 2029	65

Table 23: Components of total pitch supply 1 April 2024 to 31 March 2029 (Source: MBC 2024)

Indicator SA3: Net additional Gypsy and Traveller pitches

3.4.10 See Local Plan Indicators M27 and M29.

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

930 CARAVANS IN JANUARY 2024

3.4.11 There is no specific target for this indicator. It provides a snapshot of Gypsy and Traveller accommodation provision in the Maidstone Borough. The caravan count is carried out twice a year, in the winter (January) and summer (July). The count figures combine the number of mobiles and tourers.

3.4.12 Table 24 shows that there has been an increase in the number of caravans recorded between July 2022 and January 2024. This variation between summer and winter is in part is due to seasonal travel. The overall

[9] 17 pitches over 17 years = 17 ÷ 17 = 1.0; 5 x 1.0 = 5

[10] 195 (pitches on non-allocated sites granted planning permission (excluding appeals)) ÷ 12 (years) = 16.25; 2 x 16.25 = 32.5

increase is due to the large gypsy and traveller population in Maidstone Borough and an improved monitoring and identification system.

Year	Total caravans
January 2024	930
July 2023	901
January 2023	877
July 2022	756

Table 24: Number of caravans recorded in the bi-annual caravan count (includes both mobiles and tourers) (Source: MHCLG, 2024)

3.5 Countryside and Heritage

Indicator SA31: Landscape character appraisals and impacts

3.5.1 The Maidstone Landscape Character Assessment and Maidstone Landscape Character Assessment Supplement were produced in 2012. The Landscape Character Assessment identifies 58 borough wide landscape character areas. Each landscape area has been assessed against condition and sensitivity. The Council also commissioned the Maidstone Landscape Capacity Study: Sensitivity Assessment and the Maidstone Landscape Capacity Study: Site Assessments (both published in 2015) which assessed the sensitivity of the landscape character areas in more detail. The documents formed part of the evidence base for the Local Plan and inform planning application decisions. The documents now form part of the Local Plan Review evidence base.

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

3.5.2 There have been no applications permitted for demolition, or for the removal of a heritage asset during the monitoring year, so no action is required.

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

12 ENTRIES ON HERITAGE AT RISK REGISTER

3.5.3 As of 1 April 2024, there are 12 designated heritage assets at risk in the borough. Since last year, Elmstone Hole, Grafty Green, Boughton Malherbe has been removed from the Heritage at Risk Register. A distinction between LP17 and LPR monitoring periods has been unable to be distinguished.

Indicator SA32: Number of heritage restoration projects completed

3.5.4 During the monitoring year, the Council did not carry out any external redecoration and associated repairs to prestige buildings listed.

3.6 Climate Change and Biodiversity

Indicator SA26: CO_2 emissions per capita

4.2 TONNES PER CAPITA EMISSIONS

3.6.1 Between 2011 and 2022, CO_2 emissions per capita in Maidstone has declined, a trend which is reflected in the Kent average (Table 25).

	Per Capita Emissions (tonnes)		
	Maidstone	Kent	England
2011	6.4	6.9	6.6
2012	6.7	6.9	6.9
2013	6.7	6.7	6.7
2014	5.8	6.1	6.1
2015	5.5	5.7	5.8
2016	5.4	5.5	5.4
2017	5.2	5.2	5.2
2018	5.1	5.1	5.1
2019	4.8	4.8	4.9
2020	4.4	4.3	4.3
2021	4.6	4.5	4.6
2022	4.2	4.2	4.3

Table 25: Per Capita C02 Emissions (tonnes) between 2011 and 2022 (Source: DEBIS 2024)

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

3.6.2 The Council assesses new residential developments to see if they meet Building Regulations Part L. What is not currently monitored, is to what extent developments exceed energy and emission standards.

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

3.6.3 Data for the indicator is unavailable as it is not currently held by the council.

Indicator SA29: Net loss/gain of designated wildlife habitats

3.6.4 Over the monitoring year there has been no net change in designated wildlife habitats.

Indicator SA30: Condition of wildlife sites

3.6.5 Data for the indicator is unavailable as it is not currently held by the council.

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

3.6.6 There has been no loss of designated wildlife sites as a result of development during 2023/24.

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

3.6.7 There has been no loss of ancient woodland as a result of development permitted during the monitoring year of 2023/24.

3.7 Flooding

Indicator SA4: New development in the floodplain

3.7.1 There were 117 applications permitted within flood zone 2 and flood zone 3 during the monitoring year of 2023/24.

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

3.7.2 During the monitoring year, no applications were permitted contrary to advice by the Environment Agency on flood risk.

Indicator SA6: Percentage of developments implementing SUDs

3.7.3 Data for the indicator is unavailable as it is not currently held by the council.

3.8 Water management

Indicator SA36: Water availability/consumption ratios

3.8.1 The Southern Water 'Water Resources Management Plan 2019' (WRMP19) outlines the future forecasts for demand and supply across Southern England. The Southern Water Management Plan includes four scenarios. Table 26 outlines that over the Management Plan period, across all four scenarios there will be an increase in water demand.

Planning scenario	2019-20 demand (Ml/d)	2069-70 demand (Ml/d)	Net change (Ml/d)	Net change (%)
Normal Year	535.1	594.9	59.8	11%
Dry Year	571.0	636.0	65.0	11%
Peak Demand	643.9	720.0	76.1	12%
Minimum DO	561.0	624.1	63.2	11%

Table 26: Increase in the demand over the 50 year planning period for each scenario (Source: Southern Water, 2019)

3.8.2 The Southern Water WRMP19, has three areas of supply. Kent falls under the eastern area. At the start of the planning period (2020/21) in a 1 in 200 year drought, the water available for use is calculated as 165.05 Ml/d (million litres per day). At the end of the planning period (2070) the water available for use is estimated at 143.32 Ml/d. It is anticipated that in 2027-28, during a 1 in 200 year drought the supply demand balance for the eastern area will move from surplus to deficit as a result of potential sustainability reductions and water exported to South East Water.

3.8.3 The Annual review of the WRMP19 published in December 2021 indicates that the supply demand balance remains on track. There were some concerns surrounding the increase in demand (above the WRMP19) arising from the Coronavirus pandemic and higher than planned outage levels in some areas, but not altered significantly enough to change pathway.

3.8.4 The South East Water Resource Management Plan 2020 to 2080 also outlines that supply demand balance for Kent will move from surplus to deficit. Table 42 includes information taken from the South East Water Management Plan and indicates that by 2024/25 there will be a deficit of 2.8 Ml/d.

Kent	Average (Ml/d)	Summer (Ml/d)
2020/21	0.5	4.2
2024/25	-2.8	0.1

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

Table 27: Baseline supply demand balance for Kent (Source: South East Water, 2019)

Indicator SA37: Ecological/chemical status of water bodies

85% OF WATER BODIES HAVE A CHEMICAL STATUS OF 'GOOD'

3.8.5 Information gathered by the Environment Agency in Table 28 shows the ecological and chemical status of water bodies in and around Maidstone. In total, 73% of water bodies have been classified as moderate in terms of ecological status or potential (this figure excludes groundwater bodies). 85% of water bodies have a chemical status of good.

3.8.6 Stodmarsh is a nationally and internationally important wildlife site and is located along the Stour River to the south of Canterbury. Recent condition assessments have established that parts of this site are being adversely impacted by high levels of nitrates and phosphates which are deteriorating habitats. In July 2020 Natural England issued an advice note to Local Authorities informing them that all new development proposals within the Stour catchment, or that connect to a Waste Water Treatment Works linked to the Stour catchment, will need to consider the impact that they would have on the nitrate and phosphate nutrient levels of the Stour via an appropriate assessment. The advice note was accompanied by a methodology which sets out how applicants and local planning authorities will need to undertake an Appropriate Assessment. Lenham parish falls within the catchment of the Upper Stour, therefore the Local Plan Review will need to take its impact on nutrient levels in the Stour into account, and any potential mitigation will need to be included in the plan viability assessment.

Water Body Name	Water Body Category	Ecological status or potential	Chemical status
Alder Stream and Hammer Dyke	River	Moderate	Fail
Aylesford Stream	River	Poor	Fail
Bartley Mill Stream	River	Moderate	Fail
Beult	River	Moderate	Fail
Beult at Yalding	River	Moderate	Fail
Bewl	River	Moderate	Fail
Bewl Water	Lake	Moderate	Fail
Bourne (Medway)	River	Moderate	Fail
Cliffe Pools North Lake	Lake	Moderate	Fail
Cliffe Pools South Lake	Lake	Good	Fail
Ditton Stream	River	Moderate	Fail
East Stour	River	Moderate	Fail
Eccles Lake	Lake	Moderate	Fail
Great Stour between Ashford and Wye	River	Moderate	Fail
Hammer Stream	River	Moderate	Fail
Hilden Brook	River	Poor	Fail
Len	River	Moderate	Fail
Leybourne Stream	River	Poor	Fail
Little Hawden Stream	River	Moderate	Fail
Loose Stream	River	Moderate	Fail
Lower Teise	River	Moderate	Fail
Marden Meadow Ponds	Lake	Good	Fail
Marden Mill Stream	River	Moderate	Fail
MEDWAY	Transitional	Moderate	Fail
Medway at Maidstone	River	Moderate	Fail
Mid Medway from Eden Confluence to Yalding	River	Moderate	Fail
Murston Lakes	Transitional	Good	Fail
Murston Lakes, angling lakes	Lake	Moderate	Fail
Sherway	River	Moderate	Fail
Somerhill Stream	River	Bad	Fail
SWALE	Transitional	Moderate	Fail
Teise and Lesser Teise	River	Moderate	Fail
Teise at Lamberhurst	River	Poor	Fail
Tributary of Beult at Frittenden	River	Moderate	Fail
Tributary of Beult at Sutton Valance	River	Moderate	Fail

Water Body Name	Water Body Category	Ecological status or potential	Chemical status
Tributary of Teise at Bedgebury	River	Moderate	Fail
Tudeley Brook	River	Moderate	Fail
Ulcombe Stream	River	Moderate	Fail
Upper Beult	River	Bad	Fail
Upper Beult - High Halden and Bethersden Stream	River	Poor	Fail
Upper Great Stour	River	Bad	Fail
Upper Teise	River	Moderate	Fail
Wateringbury Stream	River	Moderate	Fail
White Drain	River	Poor	Fail

Table 28: Water bodies classification status (Source: Environment Agency, 2019)

3.9 Agricultural Land

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

Indicator SA21: Net loss of agricultural land

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

3.9.2 During the monitoring year 2023/24, 0 major applications on windfall/non-allocated sites were permitted on Grades 1-3a agricultural land.

	Grade 1	Grade 2	Grade 3a/b[11]
2016/17	0	3.06	0
2017/18	0	0	0
2018/19	0	1.93	0.26
2019/20	0	0	1.98
2020/21	0	0	0

[11] Current agricultural land assessment mapping does not distinguish between grades 3a and 3b, therefore for the purposes of this indicator, grade 3 is assumed to be grade 3a.

	Grade 1	Grade 2	Grade 3a/b[11]
2021/22	0	0.74	0.56
2022/23	0	2.28	0
2023/24	0	0	0
Total	**0**	**8.01**	**2.8**

Table 29: Hectares of agricultural land lost due to windfall planning consent on major sites (Source: MBC 2024)

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

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

3.10 Good Design and Sustainable Design

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

3.10.1 Due to technical issues with the reporting system, this figure is not available for this year.

Indicator M37: Completed developments performing well in design reviews

3.10.2 Design quality is monitored through the planning decision and appeal process. During the monitoring year there were 32 applications allowed on appeal following a refusal on grounds of design quality.

Year	Applications allowed on appeal following a refusal on grounds of design quality
2016/17	0
2017/18	0
2018/19	3
2019/20	5
2020/21	12

Year	Applications allowed on appeal following a refusal on grounds of design quality
2021/22	10
2022/23	17
2023/24	32

Table 30: Completed developments performing well in design reviews (Source: MBC 2024)

3.11 Open Space

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

3.11.1 There has been no loss of designated open space as outlined in Policy OS1 as a result of development during the reporting year 2023/24.

Indicator M39: Delivery of open space allocations

3.11.2 There are 17 open space (OS) allocations listed under Policy OS1 in the Local Plan. These are directly linked to residential site allocations. Table below shows all 17 OS1 allocations and the status/progress of the development sites for the 2023/24 monitoring year. In the last year 1 site was completed, 4 sites remain under construction and 3 have not started.

Site name/address	LP17 Site allocation	LP17 OS1 allocation	Status	Year
Oakapple Lane Barming, ME16 9ER	H1(4)	1	Under construction	2023/24
Langley Park Sutton Road B. Monch, ME17 3GD	H1(5)	2	Completed	2021/22
South of Sutton Road, Langley, ME17 3ND	H1(10)	3	Under construction	2023/24
Kent Police HQ, Sutton Road, Maidstone, ME15 9DJ	H1(27)	4	Not started	2023/24
Cross Keys Bearsted ME14 4HX	H1(31)	5	Under construction	2023/24
South of Ashford Road, Harrietsham	H1(32)	6	Completed	2018/19
Church Road, Harrietsham	H1(34)	7	Completed	2018/19
The Parsonage, Goudhurst Road, Marden	H1(45)	8	Completed	2018/19
Land to the North of Henhurst Farm, Pinnock Lane, Staplehurst, TN12 0BB	H1(50)	9	Not started	2022/23
North of Lenham Road, Headcorn	H1(40)	10	Completed	2018/19
(Gibbs Hill Farm) South of Grigg Lane Headcorn, TN27 9GB	H1(38)	11	Completed	2021/22

Site name/address	LP17 Site allocation	LP17 OS1 allocatio n	Status	Year
Land North Of, Heath Road (Older's Field), Coxheath, Maidstone, Kent, ME17 4TB	H1(59)	12	Completed	2021/22
Heathfield, Heath Road, Coxheath	H1(57)	13	Completed	2018/19
Land at Boughton Mount Boughton Lane, Me17 4NA	H1 (52)	14	Not started	2023/24
Lyewood Farm, Green Lane. B. Monchelsea, ME17 4LD	H1(54)	15	Completed	2021/22
West of Church Road Otham, ME15 8SA	H1(8)	16	Completed	2023/24
Tanyard Farm, Old Ashford Rd Lenham (Land North Of Old Ashford Road), ME17 2QQ	H1(41)	17	Under construction	2023/24

Table 31: Local Plan Allocations and open space delivered (Source: MBC 2024)

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

3.11.3 This indicator looks at whether the delivery of new or improvements to existing designated open space has been fulfilled in accordance with Policy DM19 and, where appropriate, Policy H1 over the reporting year. Policy DM19 of the adopted Maidstone Borough Local Plan (2017) sets out the Council's requirements for open space provision and Policy H1 sets out site specific housing allocation requirements, including for the provision of open space.

3.11.4 In the reporting year 2023/24, £9,020.19 was collected through S106 contributions for open space, and £268,475.17 of S106 monies was spent on open spaces.

3.12 Air Quality

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

3.12.1 The Air Quality Annual Status Report (June 2024)[12] explains that

"2023 was only the second year since 2019 where NO_2 levels were not affected by COVID restrictions. NO_2 levels in 2022 were broadly very similar to those in 2021, and well below 2019 levels. In 2023, NO_2 levels in many places were lower than they were in 2022. Of 32 sites where a comparison was possible, 19 site had lower NO_2 levels in 2023 than they did in 2022. Nine of the sites had the same level of NO_2 in 2023 as they did in 2022, and only 4 sites showed an increase in 2023 compared to 2022.

As would have been expected, having revoked the Maidstone Borough AQMA, there were no exceedances of any objectives outside of the new Upper Stone Street AQMA.

Inside the Upper Stone Street AQMA, we were pleased to see that there was a significant reduction in NO_2 levels. Although significant exceedances of the NO_2 annual mean objective remain there, levels had reduced compared to 2022 at almost every site, and for the first time in many years, no tube in Upper Stone Street recorded an NO2 annual mean level above 60µgm-3."

3.12.2 In conclusion, there have been continued improvements in air quality at the identified exceedance areas.

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

3.12.3 For this indicator, the Council reviewed the permissions granted for residential development in Maidstone town centre and urban area during the monitoring year. The Council focused on the 8 permissions granted on

[12] https://www.kentair.org.uk/reports

large sites (5+ dwellings). Of these permissions, 7 of the developments were found to have no specific air quality implications when the applications were assessed. The remaining 1 permission made provision for air quality improvements.

3.13 Infrastructure

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

3.13.1 There were 5 planning consent applications that had S106 agreements signed off in the 2023/24 reporting year. 3 of these provided contributions sought in accordance with the priorities outlined in Policy ID1(4). In addition to the provision of affordable housing (where required), a total of £454,299 of developer contributions were agreed.

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

3.13.2 There were 5 planning consent applications that had S106 agreements signed off in the 2023/24 reporting year. 3 of these provided contributions sought in accordance with the priorities outlined in Policy ID1(4). In addition to the provision of affordable housing (where required), a total of £454,299 of developer contributions were agreed.

Indicator M45: Delivery of infrastructure through planning obligations/conditions

£648,145 FROM PLANNING OBLIGATIONS RECEIVED

3.13.3 Where developer contributions are secured through Section 106 agreements, there are normally prescribed dates by which the funds are required to be spent or risk being returned to the payee. In this reporting year 2023-24, the total amount of money from planning obligations received towards infrastructure was £648,145. Of this amount £420,592.41 was spent by a third party). The remaining £227,552.94 was not spent during the reported year. Full details of all planning obligations secured/received/spent within the monitoring year are available to view in the published Infrastructure Funding Statement (IFS).

Indicator SA15: Loss/gain of community facilities

3.13.4 The Maidstone Borough Local Plan seeks to resist the net loss of community facilities. During 2023/24, the following community facilities works were completed:

- Grace community church, Shepway – construction of a two storey annexe hall;
- St Faiths Church – construction of a new community centre;
- New medical practice provision in Lenham ;
- A Laser Shooting Range in Marden;
- New nursery building at Sutton Valence Preparatory School;
- Extension to an existing veterinary practice in Coxheath; and
- Additional classroom to Abacus Nursery in Headcorn

3.13.5 During 2023/24 there were also applications permitted for the following community facilities:

- Single storey double classroom with sensory room and canopy at Five Acre Wood School;
- Demolition of Heather House Community Centre and replacement with new Community Centre;
- Staplehurst community Centre – extension to provide new hall, kitchen and accessible toilets, plus car park with accessible bays and electric charging points, bicycle parking bays and delivery area, plus garden/play area;
- Springfield House, Maidstone – change of use to special needs or disabilities school; and
- Leeds And Broomfield Cricket Club – replacement single storey club pavilion.

3.13.6 Losses of community facilities completed in the monitoring year included:

- Change of use from a nursery to a house in St Luke’s Road, Maidstone; and
- Change of use of primary school to residential dwellings at the former Detling Church Of England Primary School.

Indicator M46: Introduction of Community Infrastructure Levy

£1,926,131 COLLECTED IN CIL PAYMENTS

3.13.7 The Council formally implemented CIL on 1st October 2018. Over the monitoring year 1st April 2023 to 31st March 2024, 72 planning applications were received that were potentially liable for the CIL charge. In reality, this figure may be lower due to various exemptions and relief options available. e.g. self-build exemption or charitable relief. In total over the monitoring year, £1,926,131.66 (gross) was collected by the Council in CIL payments.

3.14 Transport

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

3.14.1 The Council maintains an Infrastructure Delivery Plan (IDP) that identified the projects needed to deliver the Local Plan 2017. It tracks the progress of all known infrastructure projects and updates the status of them annually. The Council also meets with KCC, as the highway authority, to discuss progress of identified highways improvement schemes and ensure their timely delivery – with a particular focus on the schemes identified as part of the Maidstone Integrated Transport Package (MITP). There are 48 transport improvements identified relevant to this indicator in the IDP.

Schemes Completed

- HTUA3 – package of measures to provide bus stops, pedestrian refuges and improvements to the footway on the northern side of the A20 Ashford Road.
- HTNW6 – capacity improvements at the 20/20 roundabout.

Schemes Delayed

- HTJ71 – New Cut roundabout, Bearsted.
- HTJ74 – upgrading of Bearsted Road to a dual carriageway between Bearsted roundabout and New Cut roundabout.
- HTUA2 – improvements to capacity at the A20/Willington Street junction.

- HTNW5 – capacity improvements at the junction of Hermitage Lane and London Road, and widening of the A20 between the Hermitage Lane and Mills Road junctions (located in Tonbridge and Malling Borough).
- HTNW9 – provision of pedestrian crossing facilities on Hermitage Lane to the north of site H1 (2)

3.14.2 MBC continues to work with KCC and partners to progress the delivery of these critical schemes.

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

3.14.3 Projects remain on track to be delivered within the broad time periods identified within the Infrastructure Delivery Plan. In total 18% of the actions within the ITS have been rated as red in terms of delivery, with the remainder being 27% amber and 55% green. There has been no change over the last year. It is the ambition of the Council to undertake a full review of the Integrated Transport Strategy following the Local Plan Review. Partial updates have been proposed as part of the Local Plan Review.

3.14.4 In the Maidstone Walking & Cycling Strategy 2011-2031 in total 7 projects have been completed, 12 are in progress & 29 have not yet started.

Indicator M49: Provision of Travel Plans for appropriate development

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

3.14.5 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. During 2023/24 the following developments submitted travel plans to the Kent County Council travel plan officer through the consultation process:

- 23/504438/SUB - C2 Care Home, site south of Sutton Road, Langley
- 23/500773/FULL - Len House, Mill Street, Maidstone
- 23/503077/SUB - 3 Tonbridge Road, Maidstone
- 22/504493/SUB - Somerfield Terrace, London Road, Maidstone

Indicator M50: Achievement of modal shift through:

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

Indicator SA23: Peak traffic flow

Indicator SA24: Travel times

3.14.6 There is no specific target for these indicators. The parts of the indicators are discussed in turn below.

No significant worsening of congestion as a result of development:

3.14.7 The figures below in Table 32 show the average vehicle speeds on five of the main A roads. Between 2022 and 2023 average speeds have decreased on all main A road in the Borough.

Road Name	2017 (mph)	2018 (mph)	2019 (mph)	2020 (mph)	2021 (mph)	2022 (mph)	2023 (mph)	Change in last year (%)
A20	32.2	31.3	30.7	33.0	29.2	28.9	28.3	-2.1%
A229	31.5	33.6	34.1	36.3	33.3	31.8	31.5	-0.9%
A249	42.9	47.9	48.4	51.5	47.1	41.7	40.0	-4.1%
A26	24.3	24.0	24.3	26.2	24.1	23.3	22.8	-2.1%
A274	27.4	27.2	26.2	27.0	24.3	24.3	24.1	0.8%

Table 32: Average vehicle speeds on locally managed 'A' roads (Source: DfT 2024)

3.14.8 Figure 11 compares the average combined journey times to 8 key services for public transport/walking, cycling, car and walking[13]. Between 2017 and 2019[14] there have been marginal changes across all modes of transport. When comparing the 2019 figures, the journey times for Maidstone, Kent and the wider South East area are similar.

[13] Walking is an addition for 2019

[14] No recent figures have been published.

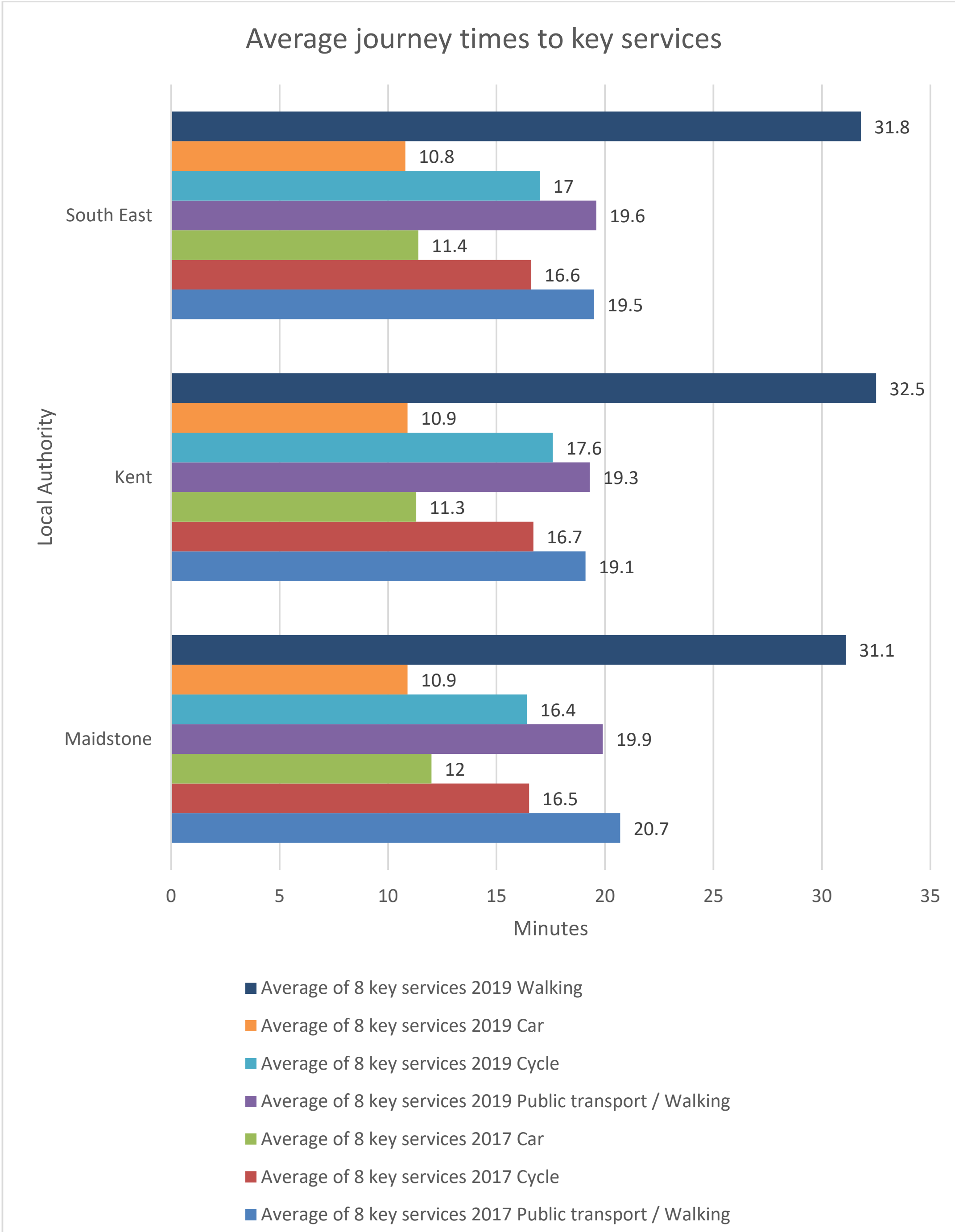


Figure 13: Average journey times to key services 2019 (Source: DfT 2021)

Reduced long stay town centre car park usage:

3.14.9 In total there were 286,363 transactions in the town centre long stay car parks (Table 33) an increase from previous year. Data for Sandling Road was unavailable at the time this report was written.

Car Park	Payment method		Total
	Pre-Pay Unit	RingGo	
Barker Road	13,836	26,619	**40,455**
Brooks Place	834	1,895	**2,729**
Brunswick Street	3,137	5,675	**8,812**
College Road	7,992	12,079	**20,071**
Lockmeadow	52,688	100,699	**153,387**
Lucerne Street	3,498	7,560	**11,058**
Sandling Road	0	0	**0**
Sittingbourne Road	5,057	11,727	**16,784**
Union Street East	4,686	9,092	**13,778**
Union Street West	4,837	8,154	**12,991**
Well Road	1,527	4,771	**6,298**
TOTAL	**98,092**	**188,271**	**286,363**

Table 33: Town Centre long stay car park transactions 2023/24 (Source: MBC 2024)

Improved ratio between car parking costs and bus fares:

5+ HOURS PARKING IS MORE EXPENSIVE THAN TRAVELLING BY BUS

3.14.10 Table 34 shows that in all three car parks, parking for more than 5 hours is more expensive than travelling by bus. Shorter stays are cheaper than the cost of travelling by bus.

Car Parks	Long stay cost (over 4 hours)	Arriva day ticket	Ratio 2024
MBC (up to 5 hours)	£5.75	£7.10	0.81
MBC (over 5 hours)	£7.30	£7.10	1.02
Fremlin Walk (4-5 hours)	£6.40	£7.10	0.90
Fremlin Walk (over 5 hours)	£12.00	£7.10	1.69
The Mall (4-5 hours)	£5.00	£7.10	0.70
The Mall (over 5 hours)	£9.00	£7.10	1.27

Table 34: Ratio of car parking costs compared to bus fares (Source: Arriva 2024; MBC 2024; Fremlin Walk 2024; and The Mall 2024)

Indicator SA25: Investment in road infrastructure

42 TRANSPORT IMPROVEMENTS COMPLETED

3.14.11 A total of 42 highways and transportation schemes from the Infrastructure Delivery Plan have been completed since the adoption of the Local Plan in 2017. These schemes include works to reduce traffic congestion; improve sustainable transport options through the provision of bus lanes and cycle parking; footpath provision; and the enhancement of the public realm. All of these measures contribute to reducing congestion in the borough.

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

3.14.12 Information produced by Public Health England shows that in 2019/2020 13.8%[15] of adults in the Borough walk as their mode of travel at least three days per week, compared to 15.9% in 2018/19 and 18% in 2017/18. A further 1.5% of adults cycle for travel at least three days per week. This represents a decrease since 2018/19, where this figure was 2.4%.

3.14.13 Walking to school statistics published indicate that over the monitoring year a total of 2,199 cars were taken off the road as a result of walking to school.

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

3.14.14 The Council will develop indicators to look at access issues in rural areas. Table 34 for Indicator SA8 provides information on the level of access to services within the Rural Service Centres (RSCs) and five larger villages.

[15] No recent figures have been published

3.15 Waste

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

3.15.1 During the monitoring year, a total of 498 complaints regarding household waste were received by the Council. However, only 8 of these complaints related to waste storage and collection specifically at new developments.

3.15.2 In March 2024, Maidstone Borough Council, along with Ashford and Swale Councils, entered into a new eight-year waste contract with Suez Recycling and Recovery Ltd. There were a number of initial complaints regarding missed waste collections as the new service came into operation. This is likely to be reflected in next year's AMR.

Indicator SA34: Amount of construction and demolition waste

3.15.3 Across Kent there has been a reduction in the amount of non-household waste disposed between 2014/15 to 2021/22 by 86%[16]. In 2021/22 Kent recorded 5706 tonnes of non-household waste disposed. The total amount of non-household waste collected in Maidstone since 2014/15 has also decreased by 46% with 302 tonnes of non-household waste collected in 2021/22 (Table 35).

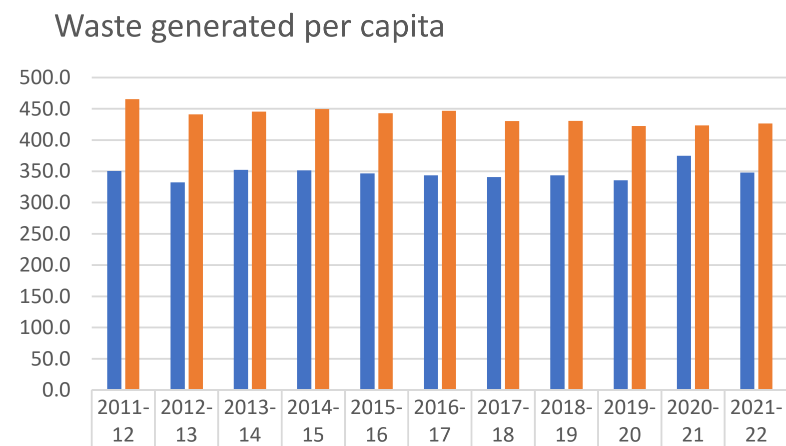
Financial Year	Maidstone (collected)	Kent (disposal)
2014/15	558	41,091
2015/16	523	40,266
2016/17	202	41,779
2017/18	357	39,119
2018/19	252	35,406
2019-20	220	16,742
2020-21	111	5,656
2021-22	302	5,705

Table 35: Amount of non-household waste collected (tonnes) (Source: DEFRA 2023)

[16] No recent figures have been published.

Indicator SA35: Waste generated per capita

3.15.4 As demonstrated in the graph below the amount of household waste generated in Maidstone Borough has fluctuated since 2011/12. In 2021/22[17] there was a slight reduction in the household waste per person (kg) collected (374.8). Since 2011/12 there has been less than 1% reduction. The amount of household waste collected per person in Kent has also fluctuated, but overall has decreased since 2011/12 by 8%.



	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Collected household waste per person (kg) (Ex BVPI 84a) Maidstone	350.5	332.2	352.2	351.6	346.7	343.5	340.7	343.6	335.6	374.8	347.9
Collected household waste per person (kg) (Ex BVPI 84a) Kent	465.4	441.1	445.5	449.5	442.9	446.8	430.2	430.6	422.4	423.5	426.4

Figure 14: Collected household waste per person (kg) (Source: DEFRA 2023)

3.16 Energy

Indicator SA38: New installed renewable energy capacity

3.16.1 Information published by Department for Energy Security and Net Zero states that between the end of 2014 and end of 2022 there has been a total of 3,752 renewable energy installations in Maidstone Borough. The largest contributor being photovoltaics. The installed capacity has increased from 56.3 MW to 70.5 MW at the end of 2022[18].

[17] No recent figures have been published.
[18] No recent figures have been published.

Indicator SA39: Total energy consumption

3.16.2 Total energy consumption in Maidstone has fluctuated between 2011 and 2022. Table 36 below shows the total energy consumption in the borough over the time period. There has been an overall decrease in energy consumption.

Year	Coal Total (GWh)	Manufactured Fuels Total (GWh)	Petroleum products Total (GWh)	Gas Total (GWh)	Electricity Total (GWh)	Bioenergy & wastes Total (GWh)	All fuels Total (GWh)
2011	99	10	1,648	1,033	697	63	3,551
2012	91	11	1,638	1,024	685	85	3,533
2013	152	11	1,594	1,004	756	105	3,622
2014	158	13	1,621	965	669	101	3,527
2015	126	12	1,683	989	671	110	3,590
2016	86	10	1,693	988	643	118	3,538
2017	70	11	1,689	1,063	653	114	3,600
2018	83	13	1,436	894	558	373	3,557
2019	72	13	1,344	907	551	399	3,286
2020	30	12	1,374	1,137	622	202	3,377
2021	31	7	1,482	1,036	634	177	3,367
2022	21	10	1,899	904	606	201	3,641

Table 36: Total energy consumption in Maidstone (Source: DEBIS 2024)

3.17 Health

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

49% CONSIDER HEALTH TO BE VERY GOOD

3.17.1 The 2021 Census data outlines that 49% of people within Maidstone consider their health to be very good, with a further 34% who consider their health to be good. These figures are similar to the national averages, whereby a total of 47% consider their health to be very good and 34% consider their health to be good.

Indicator SA8: Distance travelled to services

3.17.2 Information on access to services has been gathered for the five Rural Service Centres (RSCs) and five larger villages as identified in the adopted Local Plan 2017. A revised Settlement Hierarchy (2021) was commissioned as part of the Local Plan Review and amends the RSCs and larger villages. For the purposes of this AMR the RSCs and larger villages which have been analysed below are those set out in the adopted Maidstone Borough Local Plan (2017). Table 37 shows the percentage of key villages with access to each service.

	Retail & services	**Community & public**	**Library**	**Medical**	**Education**
Rural Service Centres					
Harrietsham	YES	YES	NO	YES	YES
Headcorn	YES	YES	YES	YES	YES
Lenham	YES	YES	YES	YES	YES
Marden	YES	YES	YES	YES	YES
Staplehurst	YES	YES	YES	YES	YES
% of RSCs with access	100%	100%	80%	100 %	100%
Large Villages					
Boughton Monchelsea	YES	YES	NO	NO	YES
Coxheath	YES	YES	YES	YES	YES
Hollingbourne (Eyhorne St village boundary, there is no Hollingbourne village boundary)	YES	YES	NO	NO	YES
Sutton Valence	YES	YES	NO	YES	NO
Yalding	YES	YES	YES	YES	YES
% of Larger Villages with access	100%	100%	40%	60%	80%
Combined					
% of villages with access	**100%**	**100%**	**60 %**	**80%**	**90%**

Table 37: Access to services in rural service centres and larger villages (Source: MBC 2021)

3.18 Poverty

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

3.18.1 The Index of Multiple Deprivation ranks each Lower-layer Super Output Area (LSOA) in the country from 1 being the most deprived and 32,844 being the least deprived. As of 2019[19], the least deprived LSOA in Maidstone Borough is E01024329 in Bearsted ward and is ranked as 32,648. The LSOA is amongst the 10% least deprived areas in the country. Whilst the least deprived LSOA in Maidstone Borough in both 2015 and 2019 is in Bearsted, it is a different LSOA identified as the least deprived (E01024330 in 2015 and E01024329 in 2019). See Figure 14 for location.

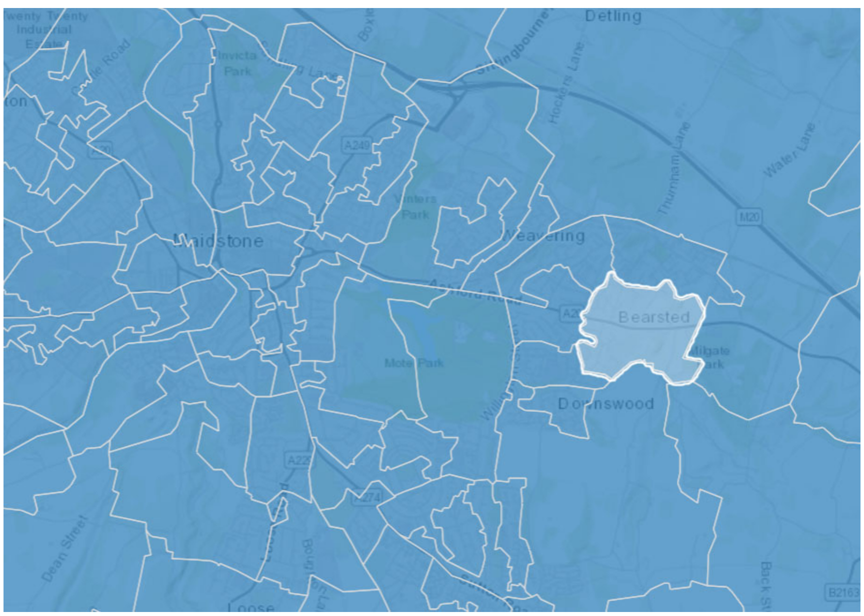


Figure 15: Location of E01024329 in Bearsted (Source: MHCLG 2021)

3.18.2 The most deprived LSOA in the Borough is E01024389 located in Parkwood ward and is ranked as 2914 in 2019 and 1979 in 2015, a change of 935 rankings. The LSOA remains amongst the 10% most deprived areas in the country. See Figure 15 for location.

[19] No recent figures have been published.

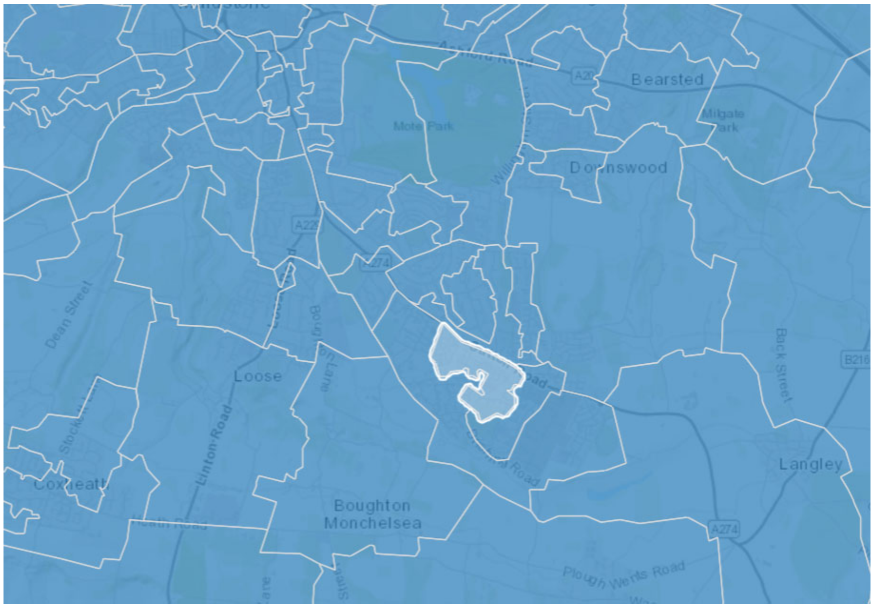


Figure 16: Location of E01024389 in Parkwood (Source: MHCLG 2021)

3.19 Education

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

3.19.1 The results of the Department for Education's School Capacities Survey (known as SCAP) have been published in a report published by KELSI (KCC). Figure 16 shows that the capacities of secondary schools within the Borough have fluctuated since 2017. Peaking in 2021 with 98%. Primary school capacity demonstrate a similar fluctuating pattern, peaking in 2024 with 99%.

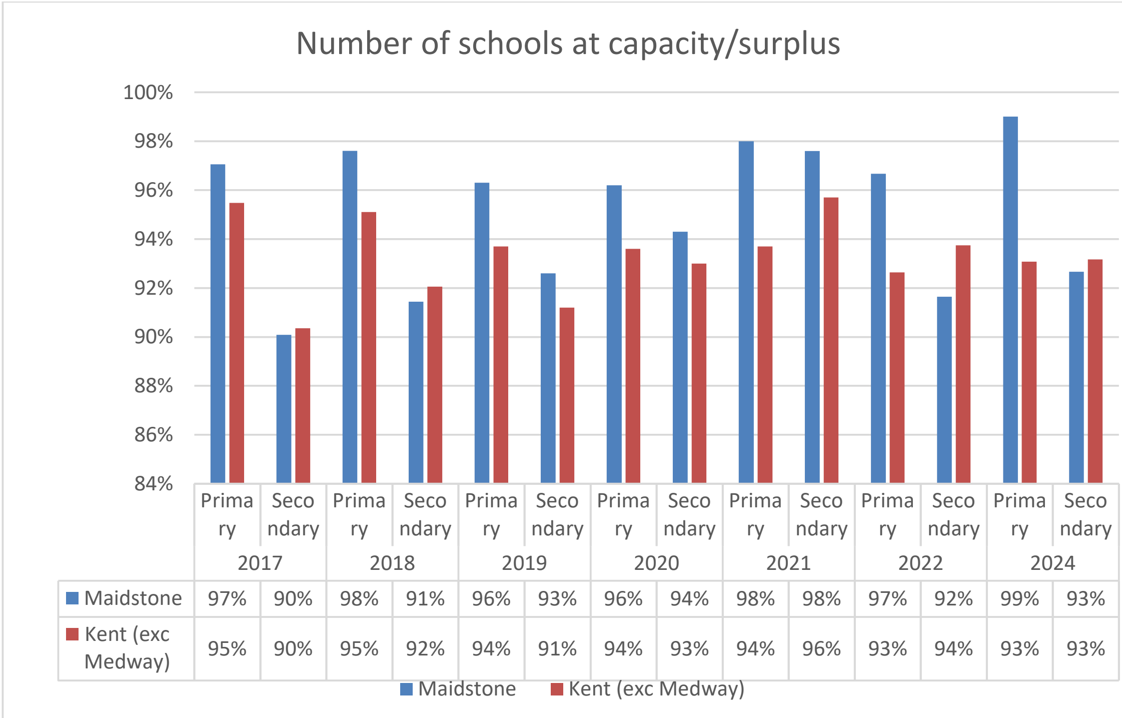


Figure 17: School capacities from 2017-2024 (Source: KELSI 2024)

Indicator SA12: Pupils achieving grades A-C

3.19.2 RQF2 equates to 4-5 GCSE grades A*-C (grades 4-9 under the new grading system). Between 2021 and 2023 there has been an decrease in the number of pupils achieving NVQ 1 or above, NVQ 2 or above and NVQ4 or above in Maidstone (Table 38). This trend differs to the rest of the South East. Since 2011, the base date of the Maidstone Borough Local Plan, there has been an increase in the number of pupils achieving NVQ 2 or above of 21.3%, and this is above the level for the rest of the South East (21.0%). However, it is below the national level of 24.5%[20].

		Jan 2021 - Dec 2021			**Jan 2023 - Dec 2023**
NVQ 4 or above	Maidstone (%)	43.8	RQF4 or above	Maidstone (%)	43.7
	South East (%)	45.1		South East (%)	49.2

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

		Jan 2021 - Dec 2021			Jan 2023 - Dec 2023
	Great Britain (%)	43.5		Great Britain (%)	47.3
NVQ 3 or above	Maidstone (%)	72.1	RQF3 or above	Maidstone (%)	73.8
	South East (%)	63.7		South East (%)	70.2
	Great Britain (%)	61.5		Great Britain (%)	67.8
NVQ 2 or above	Maidstone (%)	91.2	RQF2 or above	Maidstone (%)	89.9
	South East (%)	80.7		South East (%)	88.7
	Great Britain (%)	78.2		Great Britain (%)	86.5
NVQ 1 or above	Maidstone (%)	96.5	RQF1 or above	Maidstone (%)	93.3
	South East (%)	90.4		South East (%)	91.3
	Great Britain (%)	87.6		Great Britain (%)	89

Table 38: Percentage of pupils achieving grades A-C (Source: Nomis 2024)

3.20 Crime

Indicator SA13: Levels of crime in town centres

3.20.1 The town centre is located in the High Street ward. Figures provided by Kent Police show that overall between July 2017 March 2024 there has been a fluctuation in reported crime in the High Street ward (Figure 17).

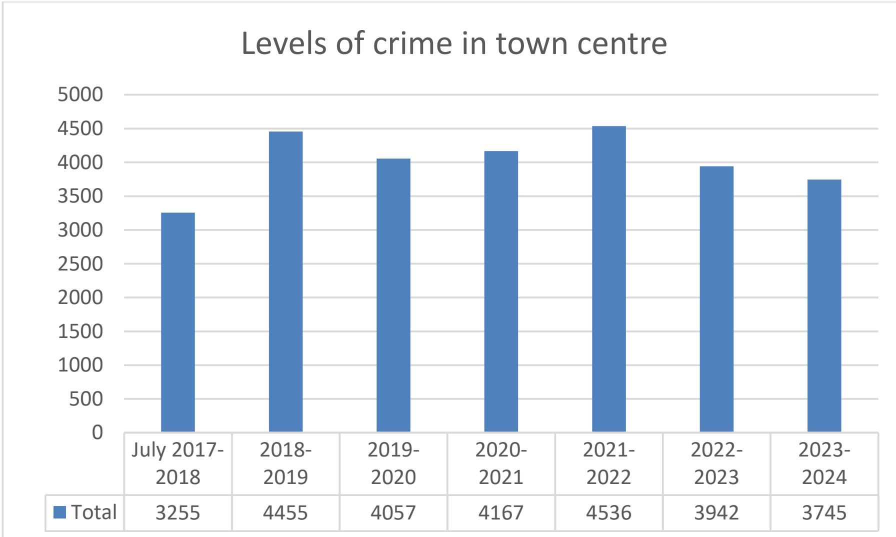


Figure 18: Crimes reported between July 2017 and March 2024 (Source: Kent Police 2024)

Indicator SA14: Crime rates per 1000 population

3.20.2 Population estimates for the monitoring year 2023/24 have not yet been released. This information will be reflected in the next Authority Monitoring Report.

		Crime rate per 1,000 population
2017/18	**Maidstone**	90
	Kent	114
2018/19	**Maidstone**	104
	Kent	127
2019/20	**Maidstone**	95
	Kent	120
2020/21	**Maidstone**	85
	Kent	104
2021/22	**Maidstone**	92
	Kent	115
2022/23	**Maidstone**	84
	Kent	108

Table 39: Crime rates per 1,000 population (Source: Home Office 2024)

3.21 Culture

Indicator SA19: Number of visits to the Borough

3.21.1 The Council uses information published in the Economic Impact of Tourism in Maidstone annual report to understand the number of visits to the Borough. The figures for any given year are published the following year. The Economic Impact of Tourism in Maidstone – 2021 show that following the coronavirus pandemic both day trips and overnights trips to the Borough have increased following a decline in 2020 (Table 40). The trend in visitor numbers is reflected at the county level.

Number of Visitors		**Day trips**	**Overnight trips**
2019	**Maidstone**	4,100,000	361,000
	Kent	61,700,000	4,862,000
2020	**Maidstone**	2,000,000	170,000
	Kent	31,200,000	2,163,000
2021	**Maidstone**	3,000,000	256,900
	Kent	48,300,000	3,212,000
2022	**Maidstone**	4,000,000	271,000
	Kent	56,500,000	4,288,000

Table 40: Number of visitors to the Borough and County (Source: Destination Research, 2023 commissioned by Visit Kent)

Appendices

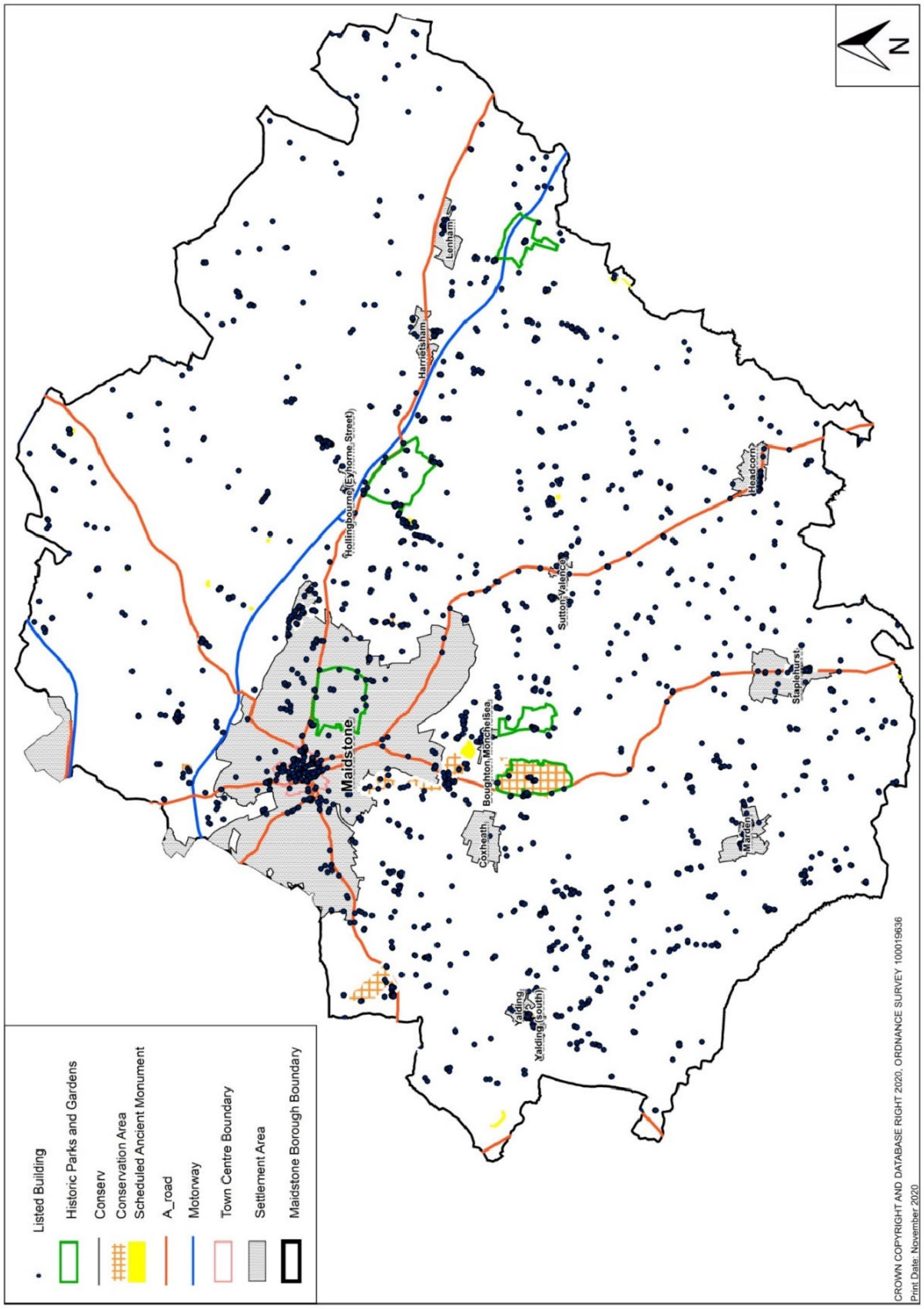
Appendix 1 – Built and Natural Environment Assets and Constraints

Built Environment Assets	2022	2023	2024
Conservation areas	41	41	41
Listed Buildings	2,023	2,202	2,209
Grade I	42	50	42
Grade II*	105	117	107
Grade II	1,876	2,035	1,880
Scheduled Ancient Monuments	26	33	27
Parks and Gardens of Special Historic Interest	5	5	5
Gardens of County Level historic importance	9	9	9

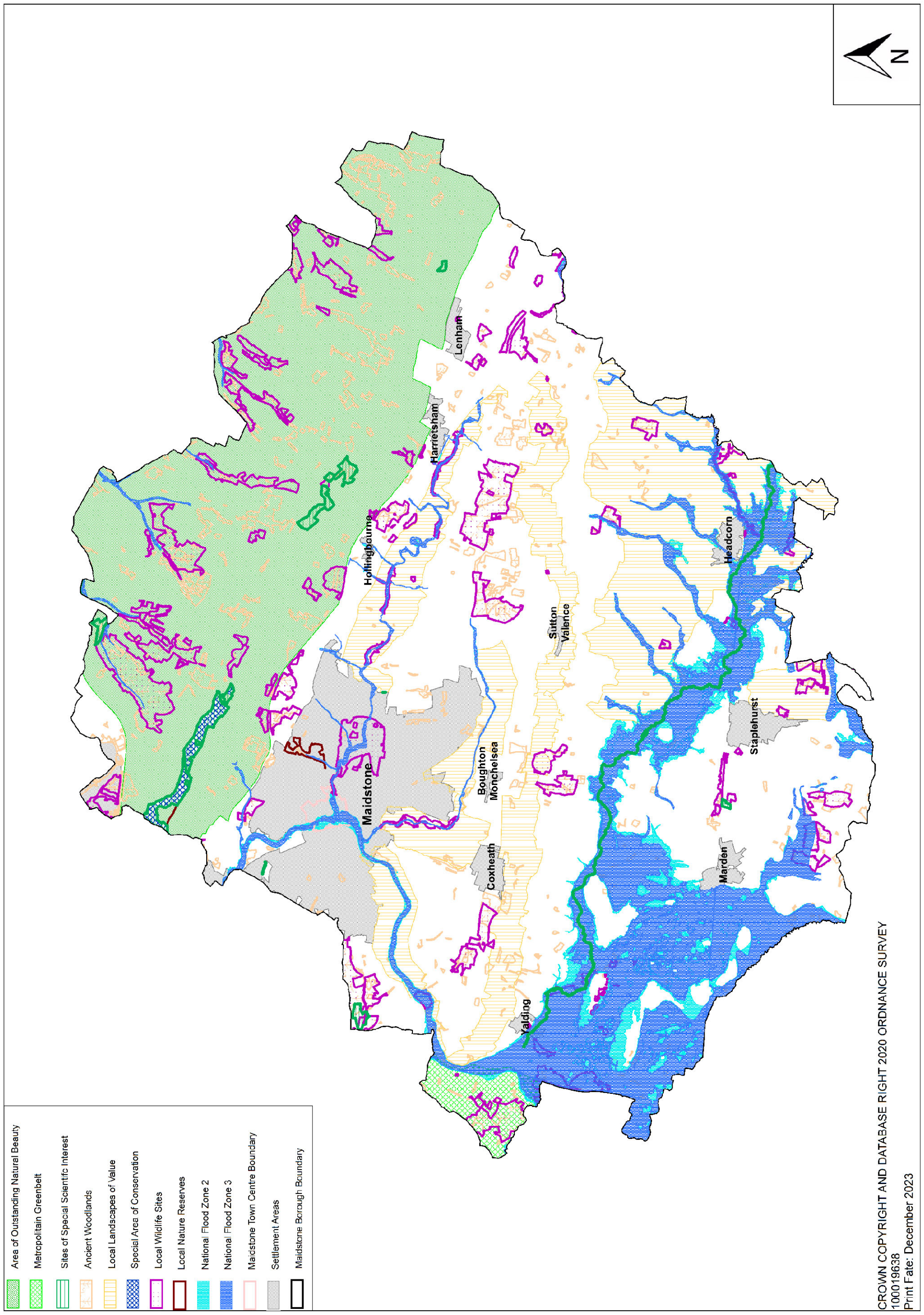
Table 41: Key assets of the built environment (Source: Historic England and MBC 2024)

	2023/24		
Natural Environment Assets and Constraints	KM^2	% of Borough	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%	
Landscape of Local Value	75.58	19.29%	
Ancient Woodland (semi-natural and replanted)	28.13	7.18%	
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	1.32	0.33%	7

Table 42: Key assets and constraints of the natural environment (Source: MBC 2023).



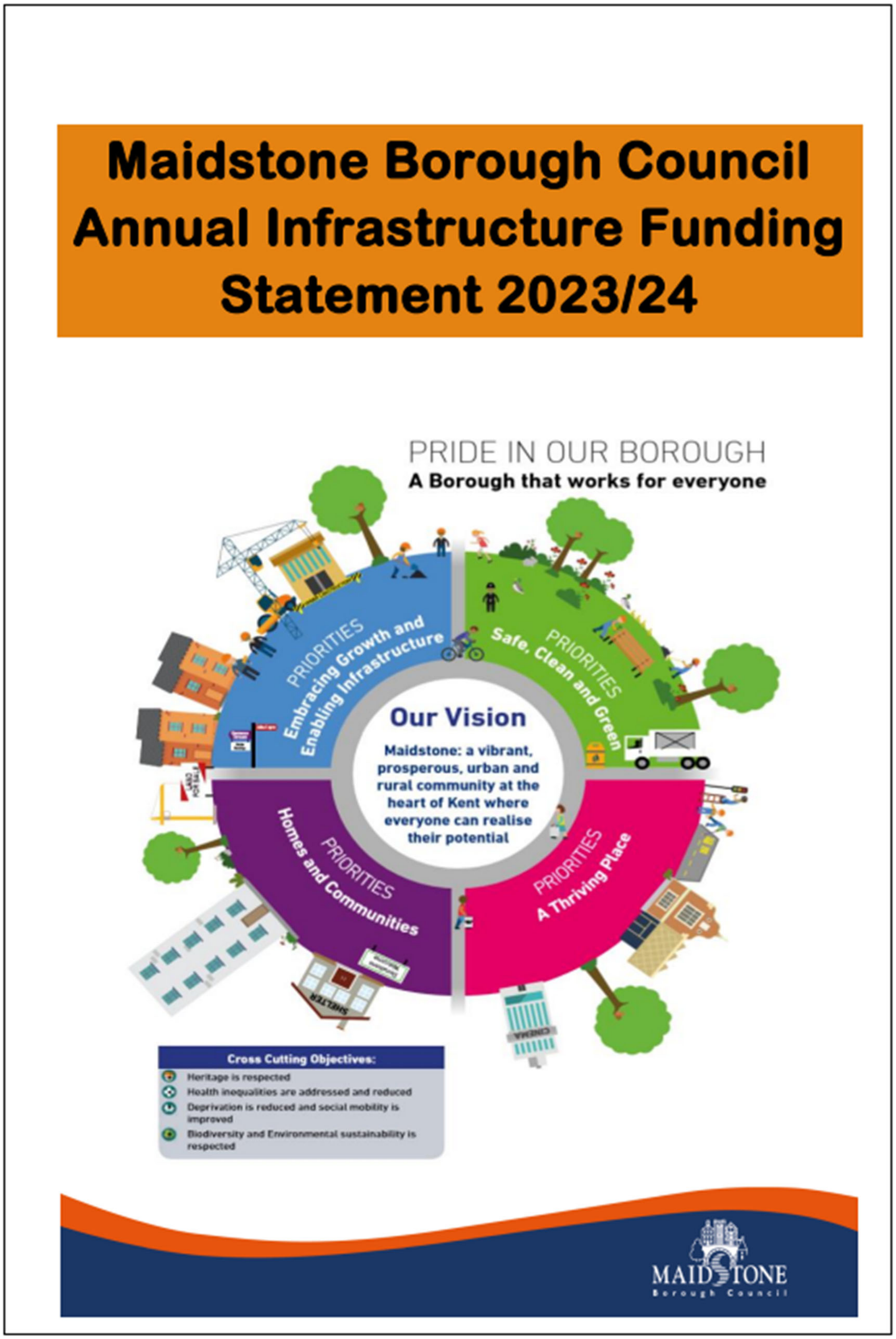
Map 1: Key assets and constraints of the built environment (Source: MBC 2020)



Map 2: Key assets and constraints of the natural environment (Source: MBC 2020)

Appendix 2 – Infrastructure Funding Statement 2023/2024

[Extract: COMMUNITY INFRASTRUCTURE LEVY REGULATIONS (2019 AMENDMENT) REGULATION 121A SCHEDULE 2 SECTION 1 AND SECTION 3]



Community Infrastructure Levy

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

a	The total value of CIL set out in all demand notices issued in the reported year	£5,827,620
b	The total amount of CIL receipts for the reported year	£1,926,131
c	The total amount of CIL collected prior to the reported period.	£ 6,043,186
d	The total amount of CIL receipts collected and allocated for the reported year	£801,539
e	The total amount of CIL expenditure for the reported year	£3,315,574
f	The total amount of CIL receipts collected which were allocated but not spent during the reported year	£257,402
g	In relation to CIL expenditure for the reported year, summary details of. i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item. ii) The amount of CIL spends on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part) iii) The amount of CIL collected towards administration expenses (5%) of the total CIL receipts collected (£1,926,131) in the reported period. The amount of CIL spent on administrative expenses pursuant to regulation 61 and that amount expressed as a percentage of all CIL collected in that year in accordance with that regulation.	£3,093,149 £0.00 £96,306 £92,620 4.81%
h	In relation to CIL receipts collected and allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated and the amount of CIL allocated to each item.	*(see table 2.2)*

i	The amount of CIL passed to i. any parish council under regulation 59A or 59B; and ii. any person under regulations 59(4)	£323,289
j	i. the total collected for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) and Regulation 59F. ii. the amount of CIL allocated during the reported year under Regulation 59E and Regulation 59F;	£0.00 £0.00
k	i. the amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone: ii. the amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:	£0.00 £0.00
l	i. the amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent. ii. the amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 October 2018 to the end of the reported year that had not been spent. iii. the amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year. iv. CIL receipts from previous years to which Regulation 59E or 59F applied retained at the end of the reported year.	£0.00 £3,325,091 £0.00 £0.00

Section 106

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

a	The total amount of money to be provided under any planning obligations which were entered during the reported year.	£68,715
b	The total amount of money received from planning obligations during the reported year.	£648,145

c	**The total amount of money received prior to the reported year that has not been allocated.**	**£10,648,652**
d	**During the reported year the following non-monetary contributions have been agreed under planning obligations:** **i. in relation to affordable housing, the total number of units which will be provided.** **ii. in relation to educational facilities, the number of school places for pupils which will be provided and the category of school at which they will be provided.**	**70 units** **N/A**
e	**The total amount of money received from planning obligations allocated but not spent towards infrastructure during the reported year.**	**£2,085,873**
f	**The total amount of money (received under planning obligations) spent during the reported year (including transferring it to a third party to spend)**	**£1,524,583**
g	**In relation to money (received under planning obligations 23/24) which was not spent during the reported year**	**£604,828**
h	**In relation to money which was spent by Maidstone Borough Council during the reported year (including transferring it to a third party to spend) summary details of:** **i. the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item.** **ii. the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)** **iii. the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.**	**(*see Table 2.3 of the report*)** **£0.00** **£0.00**

i	**The total amount of money (received under planning obligations) during any year which was retained at the end of the reported year.** **and where any of the retained money has been allocated for the purposes of long-term maintenance (commuted sums), also identify separately the total amount of commuted sums held.**	**£11,638,509.04** **£0.00**

Appendix 3 – Duty to Cooperate

Date	Attendees	Topic area
05/04/2023	National Highways	Strategic Highway Network
06/04/2023	KCC	Education
19/04/2023	KCC	Education
26/04/2023	National Highways	Strategic Highway Network
04/05/2023	Kent County Council	Progress of MITP schemes and other key junction improvement schemes:
10/05/2023	KCC	Transport Main Mods
15/06/2023	Homes England	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review
15/06/2023	Homes England	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review
15/06/2023	KCC	Main Mods
19/06/2023	Homes England	Maidstone Design and Sustainability DPD
26/06/2023	Swale Borough Council	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review Updates on Swale Local Plan
26/06/2023	Natural England	Maidstone Design and Sustainability DPD
26/06/2023	Swale Borough Council	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review Updates on Swale Local Plan
30/06/2023	Tonbridge & Malling Borough Council	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review Updates on TMBC Local Plan preparation
30/06/2023	Medway Council	Maidstone Main Mods
05/07/2023	Tunbridge Wells Borough Council	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review, the Gypsies and Travellers DPD and other SPDs Updates on TWBC Local Plan and Town Centre Plan
05/07/2023	KCC	Transport work for Garden Communities following examination hering sessions and discussion on monitor and manage process.
05/07/2023	Tunbridge Wells Borough Council	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review, the Gypsies and Travellers DPD and other SPDs

Date	Attendees	Topic area
		Updates on TWBC Local Plan and Town Centre Plan
06/07/2023	Medway Council	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review, the Gypsies and Travellers DPD and other SPDs Updates on Medway Local Plan
12/07/2023	Ashford Borough Council	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review, the Gypsies and Travellers DPD and other SPDs Updates on ABC Local Plan, Chilmington Green AAP, Gypsy & Traveller DPD
12/07/2023	National Highways	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review
20/07/2023	Kent County Council	Maidstone Design and Sustainability DPD Updates on Maidstone Local Plan Review
20/07/2023	TWBC	T Wells Town Centre Plan
02/08/2023	Kent County Council	LPR updates, G&T DPD, D&S DPD, other evidence, KCC Minerals Plan, Hall Road junction scheme
03/08/2023	Kent County Council	Maidstone Design and Sustainability DPD
09/08/2023	National Highways	Strategic Highway Network
24/08/2023	Kent County Council	Progress of MITP schemes and other key junction improvement schemes:
30/08/2023	Kent County Council	Maidstone Design and Sustainability DPD
30/08/2023	National Highways	Strategic Highway Network
20/09/2023	Natural England	Main Mods
20/09/2023	National Highways	Strategic Highway Network
02/10/2023	KCC	Maidstone Integrated Transport Plan Schemes
11/10/2023	National Highways	Strategic Highway Network
16/10/2023	Medway Council	Maidstone Main Modifications Consultation, Medway Reg 18 Local Plan Consultation, Strategic issues: housing, employment, infrastructure, Green Infrastructure, G&T
20/10/2023	KCC	Main Mods, Education/Invicta
02/11/2023	Kent County Council	Progress of MITP schemes and other key junction improvement schemes:
08/11/2023	National Highways	Strategic Highway Network
08/11/2023	Swale	LPR update; G&T DPD and GTAA

Date	Attendees	Topic area
09/11/2023	Neighbouring LPA - Medway	Local Plan Review,Gypsy & Traveller DPD
15/11/2023	Neighbouring LPA - Tunbridge Wells	Local Plan Review,Gypsy & Traveller DPD
16/11/2023	Neighbouring LPA - Tonbridge & Malling	Local Plan Review,Gypsy & Traveller DPD
16/11/2023	Neighbouring LPA - Ashford	Local Plan Review,Gypsy & Traveller DPD
16/11/2023	KCC - Highways,KCC - Education,KCC - Minerals and Waste	Local Plan Review,Gypsy & Traveller DPD
04/01/2024	Neighbouring LPA - Medway	Local Plan Review
01/02/2024	KCC - Highways	MITP and other junctions, Local Plan Review
22/02/2024	KCC Transport	Local Transport Plan 5

Table 43: Summary of duty to cooperate engagement with neighbouring authorities and statutory bodies over the monitoring year (Source: MBC 2024)

Appendix 4 – Glossary

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

Acronym	Term	Description
		with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
AMR	Authority Monitoring Report	The Monitoring Report provides a framework with which to monitor and review the effectiveness of local plans and policies.
	Ancient woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
AQIA	Air Quality Impact Assessment	AQIA considers the potential impacts of pollution from individual and cumulative development, and to demonstrate how air quality impacts of the development will be mitigated to acceptable levels.
AQMA	Air Quality Management Area	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
	Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Use Classification.
CIL	Community Infrastructure Levy	The levy will help pay for the infrastructure required to support new development. This includes development that does not require planning permission. The levy should not be

Acronym	Term	Description
		used to remedy pre-existing deficiencies unless the new development makes the deficiency more severe.
	Comparison shopping	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc.)
	Convenience shopping	The provision of everyday essential items, such as food
DBEIS	Department for Business, Energy and Industrial Strategy	UK government department responsible for leading economy-wide transformation by backing enterprise and long-term growth, generating cheaper, cleaner, homegrown energy and unleashing the UK as a science superpower through innovation.
DEFRA	Department for Environment, Food and Rural Affairs	UK government department responsible for safeguarding the natural environment, supporting the world-leading food and farming industry, and sustaining a thriving rural economy. The department's broad remit means they play a major role in people's day-to-day life, from the food people eat, and the air people breathe, to the water people drink.
DLUHC	Department for Levelling Up, Housing and Communities	Former name for the Ministry of Housing, Communities and Local Government. See MHCLG for definition.
	Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
	Development Plan	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Acronym	Term	Description
DPD	Development Plan Document	A DPD is a spatial planning document that is subject to independent examination. Under new regulations, DPDs are now known as local plans.
DfE	Department for Education	The Department for Education is responsible for children's services and education, including early years, schools, higher and further education policy, apprenticeships and wider skills in England.
DfT	Department for Transport	The DfT works with its agencies and partners to support the transport network that helps the UK's businesses and gets people and goods travelling around the country. They plan and invest in transport infrastructure to keep the UK on the move.
	Environment Agency	The Environment is the leading public body for protecting and improving the environment in England and Wales, with particular responsibilities for river, flooding and pollution. (www.environment-agency.gov.uk)
GTAA	Gypsy and Traveller and Travelling Showpeople Accommodation Assessment	An assessment which outlines the current and future need for gypsy, traveller and travelling showpeople provision for the Borough until 2037.
HRA	Habitat Regulations Assessment	HRA tests the impacts of a proposal on nature conservation sites of European importance – Special Areas of Conservation and Special Protection Areas – and is also a requirement under EU legislation for certain plans and projects.
	Historic England	Historic England is the government's expert advisor on the country's heritage. Historic England gives advice to local planning authorities, government departments, developers and owners on development proposals affecting the historic environment.
HDT	Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for

Acronym	Term	Description
		each local authority in England every November.
	Heritage asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
IDP	Infrastructure Delivery Plan	The Infrastructure Delivery Plan identifies the infrastructure schemes necessary to support the development proposed in the Local Plan and outlines how and when these will be delivered.
IMD	Index of Multiple Deprivation	The Index of Multiple Deprivation provides a relative measure of deprivation at small area level across England. Areas are ranked from least deprived to most deprived on seven different dimensions of deprivation and an overall composite measure of multiple deprivation. The domains are used are: income deprivation; employment deprivation; education, skills and training deprivation; health deprivation and disability; crime; barriers to housing and services; and living environment deprivation.
ITS	Integrated Transport Strategy	The Integrated Transport Strategy 2011-2031 assesses the principal existing and future challenges affecting the transport network, including taking account of jobs and housing growth, the recognises that the population of the urban area and dispersed villages bring different challenges and solutions.
JSA	Jobseeker's Allowance	Jobseeker's Allowance is an unemployment benefit people can claim while looking for work.
KCC	Kent County Council	The county planning authority, responsible for producing the Kent Minerals and Waste Local Plans. Kent County Council is also responsible for roads, schools, libraries and social services in the county.
	Larger Villages	Most sustainable settlements in Maidstone's settlement hierarchy after the town centre, urban area and rural service centres: Coxheath, Eyhorne Street (Hollingbourne),

Acronym	Term	Description
		Sutton Valence and Yalding
LDS	Local Development Scheme	A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). This must specify (among other matters) the development plan documents (i.e. local plans) which, when prepared, will comprise part of the development plan for the area. Local planning authorities are encouraged to include details of other documents which form (or will form) part of the development plan for the area, such as Neighbourhood Plans.
LIS	Local Industrial Strategy	Local Industrial Strategies will be long-term, based on clear evidence and aligned to the national Industrial Strategy. They should set out clearly defined priorities for how cities, towns and rural areas will maximise their contribution to UK productivity. Local Industrial Strategies will allow places to make the most of their distinctive strengths. They will better coordinate economic policy at the local level and ensure greater collaboration across boundaries.
LNR	Local Nature Reserves	Local nature reserves are formally designated areas. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. (www.naturalengland.org.uk)
	Maidstone Borough Local Plan	The Maidstone Borough Local Plan is the key document that sets the framework to guide the future development of the borough. It plans for homes, jobs, shopping, leisure and the environment, as well as the associated infrastructure to support new development. It explains the 'why, what, where, when and how' development will be delivered through a strategy that plans for growth and regeneration whilst at the same time protects and enhances the borough's natural and built assets. The plan covers the period from 2011 and 2031.

Acronym	Term	Description
MBC	Maidstone Borough Council	The local planning authority responsible for producing the local plan and supplementary planning documents.
MHCLG	The Ministry of Housing Communities and Local Governments	The Ministry of Housing, Communities and Local Government (formerly the Department for Levelling Up, Housing and Communities). The MHCLG's role is to create great places to live and work, and to give more power to local people to shape what happens in their area.
NPPF	National Planning Policy Framework	The NPPF was published in February 2019 and it sets out the government's planning policies for England and how these must be applied. Local plan policies must be in conformity with the NPPF.
	Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
NOMIS		Nomis is a service provided by the Office for National Statistics, ONS, providing the most detailed and up-to-date UK labour market statistics from official sources.
ONS	Office for National Statistics	The Office for National Statistics (ONS) is the executive office of the UK Statistics Authority, a non-ministerial department which reports directly to Parliament. ONS is the UK Government's single largest statistical producer and is responsible for the production of a wide range of economic and social statistics.
	Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens,

Acronym	Term	Description
		parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
	Primary Frontage	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
PTS	Planning policy for traveller sites	Originally published by the Ministry of Housing Communities and Local Government's (MHCLG), this document sets out the Government's planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework.
RSC	Rural Service Centre	Most sustainable settlements in Maidstone's settlement hierarchy after the town centre and urban area: Harrietsham, Headcorn, Lenham, Marden and Staplehurst
S106	Section 106 legal agreements	Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement or planning obligation with a land developer in connection with the granting of planning permission for a development. The obligation is termed a Section 106 Agreement. The purpose of such agreements is to mitigate the impacts of the development proposed provided the matters being addressed are directly related to the development being permitted and can include sums of money.
SCAP	Schools Capacity Survey	The school capacity survey is a statutory data collection that all local authorities must complete every year. Local authorities must submit data about: school capacity (the number if places and pupils in a school year), pupil forecasts (an estimation of how many pupils there will be in future), capital spend (the money schools and local authorities spend on their buildings and facilities).
SCI	Statement of Community Involvement	The SCI specifies how the community and stakeholders will be involved in the process of preparing local planning policy documents.
SELEP	South East Local Enterprise Partnership	LEP = A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Acronym	Term	Description
	Self-build and custom-build housing	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.
SHMA	Strategic Housing Market Assessment	A Strategic Housing Market Assessment assessed the local planning authority/s full objectively assessed need for new homes. This is expressed as the number of new homes needed over the time period the local plan covers. The SHMA also considers affordable housing needs and the need for additional care home places. The National Planning Practice Guidance advises that local planning authorities work with neighbouring authorities where housing market areas cross administrative boundaries.
SPD	Supplementary planning documents	An SPD provides further detail to a policy or a group of policies set out in a local plan. A SPD can provide additional detail about how a policy should be applied in practice. SPDs are a material consideration in planning decisions but are not part of the development plan.
SA	Sustainability Appraisal	The SA is a tool for appraising policies to ensure they reflect sustainable development objectives, including social, economic and environmental objectives.
	Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
	Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
	Town Centre	Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are

Acronym	Term	Description
		identified as centres in the development plan, existing out-of-centre developments, comprising, or including main town centre uses, do not constitute town centres.
	Use classes	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'
	Windfall sites	Sites not specifically identified in the development plan

Table 44: Glossary of terms