

MAIDSTONE BOROUGH COUNCIL

# HOUSING DELIVERY REPORT

2022-2023



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## 1. Introduction

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1. The purpose of this paper is to provide an annual update on the progress of delivery of new homes within the borough. It looks back at the previous year's completions as well as the authority's performance against the government's **Housing Delivery Test**. It also looks forward at the future supply of new homes – where and when they are expected to be delivered; and reports on the authority's **five-year housing land supply** position.
2. The paper also provides additional monitoring information including the progress of delivery of sites allocated in the plan.

### Local Plan 2017

3. The Maidstone Borough Local Plan (MBLP) was adopted on 25<sup>th</sup> October 2017 and covers a 20-year plan period from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2031. The objectively assessed housing need or requirement over that time is for 17,660 new homes, or 883 homes each year.
4. During the 2022-23 monitoring year, on 26<sup>th</sup> October 2023, the MBLP reached its 5<sup>th</sup> anniversary since adoption. Upon reaching this anniversary, the annual requirement to supply 883 homes is replaced by the local housing need figure<sup>1</sup>. This is calculated using the standard method set out in national planning guidance and is updated annually. For Maidstone, this figure has increased incrementally year on year from 1,157 to 1,194 and most recently to 1,226 homes per year.
5. However, based on specific local circumstances in relation to plan-making, the Council uses an alternate approach to determining the borough's housing requirement, as allowed under national guidance<sup>2</sup>. These exceptional circumstances are explained in more detail below.

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<sup>1</sup> NPPF (2021) paragraph 74

<sup>2</sup> [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-and-economic-needs-assessment) Paragraph: 003 Reference ID: 2a-003-20190220, Revision date: 20 02 2019

## Local Plan Review

6. Maidstone Borough Council submitted the Local Plan Review (LPR) to the Secretary of State for independent examination on 31 March 2022. This review updates and builds upon the adopted MBLP, extending the end of the plan period from 2031 to 2038.
7. The annual housing requirement in the LPR as submitted is 1,157 homes, as calculated using the standard method. However, the timing of this submission leaves a short period of time where the adopted plan and associated housing requirement is more than 5-years old, and the Local Plan Review with a new housing requirement, is in the live examination period with an expected adoption in early 2024.
8. For plan-making, the Planning Inspector examining the LPR has confirmed the annualised housing requirement to be a minimum of 1,157 homes per year, using the standard method – effectively ‘locking in’ this figure. His post-Stage 2 hearings letter (5<sup>th</sup> July 2023)<sup>3</sup> further confirms the Council’s approach of using a stepped trajectory is satisfactory and that, in principle, it is necessary for plan soundness. This means that whilst the number of homes to be delivered over the plan period is to remain unchanged, the annual rate at which they are delivered will increase through a series of incremental ‘steps’ rather than being a consistent number across the plan period. The stepped trajectory as put forward in the Main Modifications to the submission LPR is as follows:



| Past    |         | Future trajectory – annual requirement figure |         |         |         |         |         |         |         |         |         |         |         |         |         |        |
|---------|---------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|
| 2021/22 | 2022/23 | 2023/24                                       | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/8 |
| 1,157   | 1,000   | 1,000   | 1,000   | 1,000   | 1,000   | 1,000   | 1,150   | 1,150   | 1,150   | 1,150   | 1,150   | 1,352   | 1,352   | 1,352   | 1,353   | 1,353  |
| 2,157   | 5,000   |   |         |         |         | 5,750   |         |         |         |         | 6,762   |         |         |         |         |        |

Figure 1: Local Plan Review stepped housing trajectory

9. For decision-taking, an Inspector’s recent appeal decision<sup>4</sup> also confirms that, for consistency across plan-making and decision-taking, the figures used in the Local Plan Review should also be used in determining the 5-year land supply.

<sup>3</sup> [Letter to MBC Post Stage 2 050723.pdf - Google Drive](#)

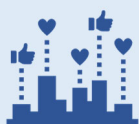
<sup>4</sup> APP/U2235/W/22/3305441 (10<sup>th</sup> March 2023)

## Key facts and figures

### In the monitoring year 2022-2023:



**1,064 new homes** (net) were completed across the borough



**41%** of new homes were built on previously developed or **brownfield land**



**94%** of new homes were **'new build'**  
**6%** of new homes were **conversions or changes of use**

### The authority can demonstrate:

An indicative **Housing Delivery Test** result of **146%**



A **6.0-year housing land supply** against the stepped requirement



### Progress on sites allocated for new homes:



**60 of the 70 sites** allocated in the 2017 Local Plan have consent for a total of over **8,000 new homes**



Over **5,300** of these new homes have been **built to date**



**4 of the 28 sites** allocated in the Local Plan Review have consent for a total of **348 new homes**  
**3 sites** have applications pending a decision for a total of **201 new homes**

## 2. Past Housing Delivery – Completions

### Completions in 2022-23

10. From 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023, there were **1,064 (net) new homes** completed across the borough. Although this is slightly down on the previous two years' completions, it continues to demonstrate a broadly consistent rate of housebuilding in Maidstone and that the local housing market remains relatively buoyant. The itemised list of all completions for 2022-23 is provided in Appendix 1.

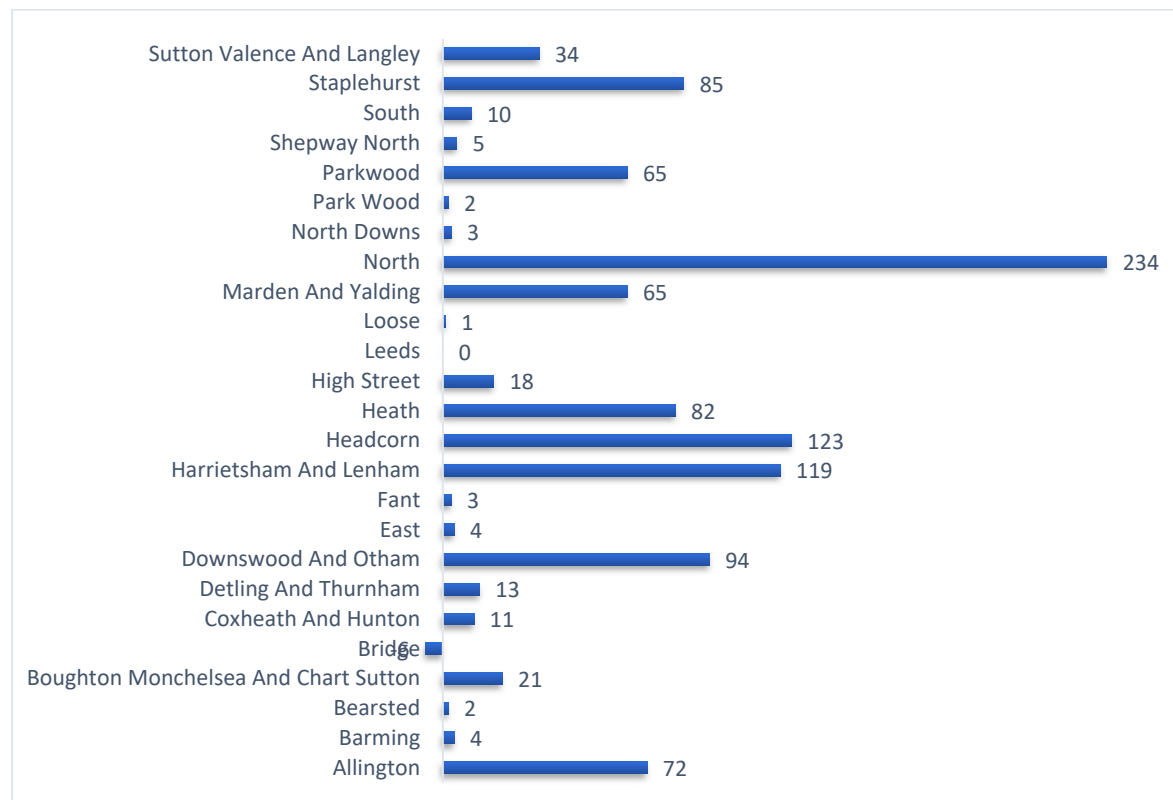


Figure 2: Net new homes completed in 2022-23, by Ward

11. As show in Figure 2, North ward saw the largest net delivery of new homes this year due to the ongoing construction of the former Springfield Mill site on Royal Engineers Road (adopted Local Plan allocation site H1(11)). 220 of the new homes delivered in this ward came from site H1(11). Headcorn also saw a significant number of new homes delivered, primarily at Kings Oak Park – adopted Local Plan allocation site H1(36) – Ulcombe Road and Mill Bank (92 new homes). In Lenham, the delivery of homes on site LNP4 – Land west of the Old Goods Yard (as allocated through the Lenham Neighbourhood Plan) made the most significant contribution to completions in the ward, delivering 50 new homes.





Figure 3: Springfield Park, Maidstone (image credit: <https://www.weston-homes.com/springfield-park/gallery/>)

12. Since the adoption of the 2017 Local Plan, High Street ward has seen the most significant number of new homes delivered, particularly during the first two years where the conversion of offices to residential flats was prevalent. What is also apparent from Figure 4 is that the plan has been very effective in directing growth predominantly towards the town centre, Urban Area and Rural Service Centres.

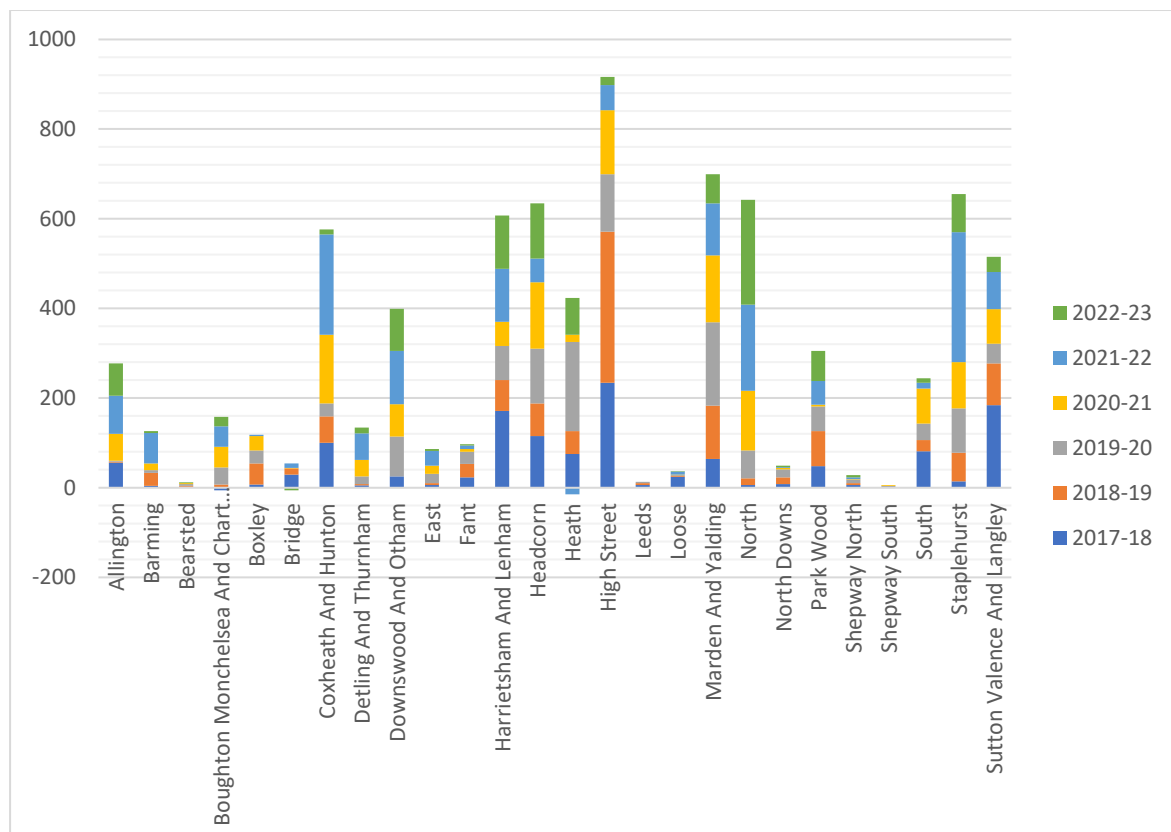


Figure 4: Net new homes completed between 2017-18 and 2022--23, by Ward.



## Development on Greenfield and Brownfield Land

13. 41% of new homes were delivered on previously developed or brownfield land over the monitoring year, up from just 24% last year. A large number of these homes were delivered on the Local Plan allocated site H1(11) – Springfield, Royal Engineers Road.
14. This takes the split of development on brownfield / greenfield land to 49% and 51% respectively, over the adopted plan period, since 2011.
15. In monitoring this split of development over the Local Plan Review period, starting 1<sup>st</sup> April 2021, the percentage split is 31% brownfield, 69% greenfield.



Figure 5: Springfield Park, Maidstone (image credit: <https://www.weston-homes.com/springfield-park/gallery/>)

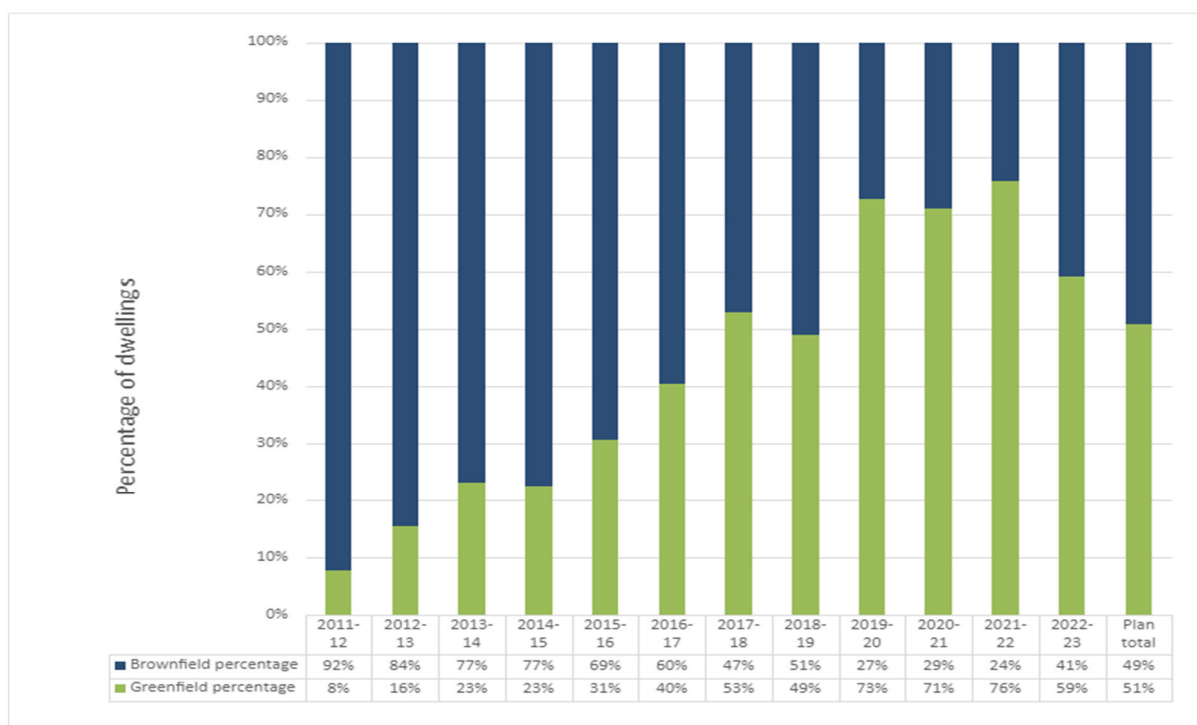


Figure 6: Percentage of completions on brownfield and greenfield land

## Small sites

16. Small sites (up to 4 dwellings) continue to make a positive contribution to the delivery of new homes in the borough and to the local economy. Small sites contributed 101 new homes during the monitoring year 2022-23. On average, small sites have delivered 12% of all new homes over the MBLP plan period, or 8% of all new homes over the LPR plan period (since 1<sup>st</sup> April 2021). The itemised list of completions for 2022-23 is provided in Appendix 1.

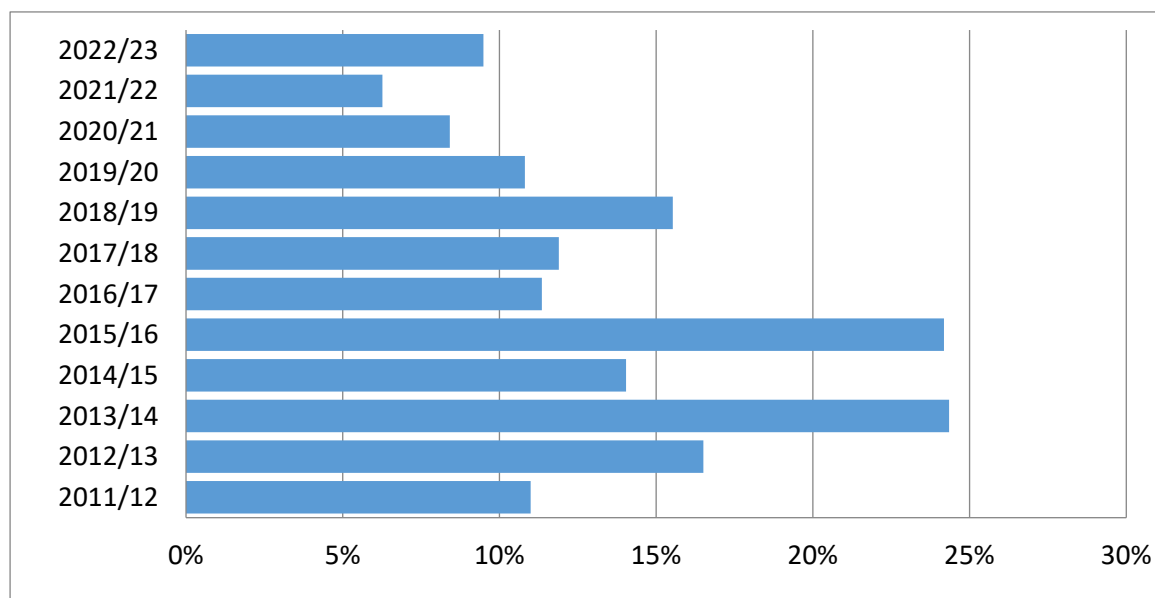


Figure 7: Delivery of new homes as a percentage of all completions, 2011-12 to 2022-23

## New builds

17. Homes in the form of new builds continue to make the most significant contribution to completions in the borough, accounting for 94% of all completions. The remaining 6% were a combination of conversions and changes of use of existing buildings. This is to be expected as sites allocated for development largely do not involve conversion or changes of use of existing buildings.



Figure 8: Pearson Meadow, Lyewood Farm, Boughton Monchelsea (site allocation H1(54)) (image: Google Maps, March 2023)

## Allocations tracker – Local Plan 2017

18. The 2017 Local Plan includes 66 residential 'H1' site allocations and a further four 'RMX1' site allocations for mixed-use development, which includes residential. Excellent progress on the delivery of these sites continues, with a total of 60 sites, or 86%, having obtained planning consent to date. Across the 60 sites with planning consent, a total of 8,150 homes are ultimately to be delivered; 5,684 of which are already complete.

| Site status (at 1 April 2023) | Sites count | Sites %     | Homes count  | Homes %     |
|-------------------------------|-------------|-------------|--------------|-------------|
| Complete                      | 42          | 60%         | 5,684        | 66%         |
| Commenced                     | 13          | 19%         | 661          | 8%          |
| Permitted - not started       | 5           | 7%          | 1,805        | 21%         |
| Pending decision              | 0           | 0%          | 0            | 0%          |
| No application                | 10          | 14%         | 480          | 6%          |
| <b>Total:</b>                 | <b>70</b>   | <b>100%</b> | <b>8,630</b> | <b>100%</b> |

Figure 9: Delivery of site allocations and new homes on those allocations (2017 MBLP)



Figure 10: Kings Oak Park, Headcorn (site allocation H1(36)) (image: Google Maps, March 2023)

19. Of the allocations remaining without planning consent, 3 sites are to be superseded through new allocations in the Local Plan Review as follows:
- H1(13) Medway Street [40 homes] = LPRSA144 Medway Street/High Street [50 homes]
  - RMX1(2) Maidstone East [210 homes] = LPRSA146 Maidstone East [500 homes]
  - RMX1(5) Powerhub and Baltic Wharf [no indicative figure] = LPRSA148 Maidstone Riverside [650 homes]

## Allocations tracker – Local Plan Review

20. The Local Plan Review includes 28 'LPRSA' site allocations for residential development.

Already, four sites (14%) have obtained planning consent, with a further 3 sites (or parts thereof) pending decision on their applications (as of 1<sup>st</sup> April 2023). The planning consents, including the three pending applications, are expected to deliver a total of 549 new homes.

21. As the LPR reaches key regulatory milestones and moves closer towards adoption, the LPR site allocations gain greater certainty and carry greater planning weight. It can be expected that a number of the sites – particularly those where applicants have already engaged in pre-application discussions with the Council – will progress through the planning application process within the short term. This pattern was observed during the final stages of adoption of the 2017 Local Plan.

| Site status (at 1 April 2023) | Sites count | Sites %     | Homes count  | Homes %     |
|-------------------------------|-------------|-------------|--------------|-------------|
| Complete                      | 0           | 0%          | 0            | 0%          |
| Commenced                     | 2           | 7%          | 167          | 5%          |
| Permitted - not started       | 2           | 7%          | 181          | 5%          |
| Pending decision              | 3           | 11%         | 201          | 6%          |
| No application                | 22          | 75%         | 2,852        | 84%         |
| <b>Total:</b>                 | <b>28</b>   | <b>100%</b> | <b>3,401</b> | <b>100%</b> |

Figure 11: Delivery of site allocations and new homes on those allocations (LPR)



Figure 12: Len House, Maidstone Town Centre (site allocation LPRSA145) (image: Google Maps, Sept 2022)



## Housing Delivery Test

22. The Housing Delivery Test was introduced by central government in 2018 to assess the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. It is a retrospective indicator of the delivery of homes. Should the delivery of homes fall below the requirement, a number of sanctions may be applied to the local authority, as set out in national guidance.
23. Maidstone's most recent performance (2021 measurement), as confirmed by central government in January 2022 was 170%; demonstrating that the authority continues to perform extremely well in delivering new homes in the borough.
24. The borough's provisional Housing Delivery Test performance for this year is 146%, as shown in the following table:

|                           | Home required | Home delivered | Difference    | Performance against requirement (%) |
|---------------------------|---------------|----------------|---------------|-------------------------------------|
| <b>2020/21</b>            | 883           | 1,354          | +471          | <b>146%</b>                         |
| <b>2021/22</b>            | 883           | 1,627          | +744          |                                     |
| <b>2022/23</b>            | 1,001*        | 1,064          | +63           |                                     |
| <b>Total over 3 years</b> | <b>2,767</b>  | <b>4,045</b>   | <b>+1,278</b> |                                     |

\* Figure apportioned, based on 5<sup>th</sup> anniversary of plan adoption. 208 days at 883 (503.19) and 157 days at 1,157 (497.76) = annual requirement of 1,001 homes.

25. The strong performance means that the Council may continue to apply the minimum 5% buffer to the housing land supply requirement (bought forwards from the end of the plan period) and that no further action is required.

### 3. Future Housing Delivery – Supply

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26. The National Planning Policy Framework (NPPF) requires all planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements, taking in to account any previous shortfall in delivery and with an additional buffer to be moved forward from later in the plan period.

#### Housing requirement

27. The annual housing requirement, determined using the standard method, and as included in the Local Plan Review, is a minimum of 1,157 homes per year. As explained in the introductory section of this paper, the LPR uses a 'stepped trajectory', with a series of incremental steps in the annual requirement, reflecting the expected delivery pattern of new homes in the borough.

**Using the LPR stepped trajectory, the requirement over the next five years (2023-24 to 2027-28) is 5,000 homes (1,000 per year x 5 years).**

28. A 5% uplift or 'buffer' is then applied to this figure. This adjustment is required by the NPPF to ensure choice and competition in the market for land and is the minimum uplift an authority can apply. The authority is not required to deliver the higher number of homes, only to be able to demonstrate that the land is available. The extent of the buffer has been informed by the Housing Delivery Test which demonstrates that the Council has successfully been delivering housing for the previous three years when measured against the housing requirement for that period.

**This adjustment takes the five-year housing requirement to 5,250 homes (1,050 homes per year).**

29. A final adjustment to the requirement figure is to factor in any previous over or undersupply of homes against the annual requirement since the beginning of the plan period. The cumulative oversupply against the cumulative requirement since 1<sup>st</sup> April 2021 is 534 homes. This approach of accounting for previous oversupply has been confirmed by the LPR Planning Inspector in his January 2023 post-Stage 1 hearings letter<sup>5</sup> and by an appeal Inspector from a recent local appeal<sup>6</sup>.

**This adjustment takes the five-year housing requirement to 4,716 homes (943 homes per year).**

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<sup>5</sup> [ED70 Maidstone Post Stage 1 Letter 110123.pdf - Google Drive](#) paragraph 6.7.

<sup>6</sup> APP/U2235/W/22/3305441 (10<sup>th</sup> March 2023)

## Methodology & assumptions

30. The delivery timescale and phasing of development assumed for each site is based on information obtained from site owners, promoters and/or developers, together with discussions with Development Management officers from Maidstone Borough Council and/or monitoring figures and trend-based data updated annually by the Council.

### Commencement year (phasing)

31. Lead-in times have been identified on large sites (5+ homes) that have reported completions from building control completion reports. The lead-in time is taken from the date that the planning permission was granted to the date of the first completion certificate issued. It should be noted that some sites use approved inspectors to carry out building control and some of those inspectors have failed to notify the Council of site completions. This failure to carry out a statute duty, results in an incomplete picture for lead-in times. However, from the results that could be gathered, the lead-in time evidence indicates that the assumptions first presented as part of the 2017 Local Plan examination continue to be a robust baseline for the purposes of modelling future delivery of homes.

|   | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| <b>Small sites (1 to 4 dwellings)</b>       |        |        |        |        |        |        |        |        |        |         |
| Under construction site                     |        |        |        |        |        |        |        |        |        |         |
| Greenfield site                             |        |        |        |        |        |        |        |        |        |         |
| Brownfield site                             |        |        |        |        |        |        |        |        |        |         |
| Outline permission - granted                |        |        |        |        |        |        |        |        |        |         |
| <b>Large sites (5+ dwellings)</b>           |        |        |        |        |        |        |        |        |        |         |
| <b>Extant permissions</b>                   |        |        |        |        |        |        |        |        |        |         |
| Prior notification - site commenced         |        |        |        |        |        |        |        |        |        |         |
| Prior notification - site not commenced     |        |        |        |        |        |        |        |        |        |         |
| Full Plans application - site commenced     |        |        |        |        |        |        |        |        |        |         |
| Full Plans application - site not commenced |        |        |        |        |        |        |        |        |        |         |
| Full Plans application - awaiting S106      |        |        |        |        |        |        |        |        |        |         |
| Reserved matters - site commenced           |        |        |        |        |        |        |        |        |        |         |
| Reserved matters - site not commenced       |        |        |        |        |        |        |        |        |        |         |
| Outline permission - granted                |        |        |        |        |        |        |        |        |        |         |
| Outline permission - awaiting S106          |        |        |        |        |        |        |        |        |        |         |
| No immediate intent to develop              |        |        |        |        |        |        |        |        |        |         |
| <b>Allocated site</b>                       |        |        |        |        |        |        |        |        |        |         |
| Full Plans application - awaiting S106      |        |        |        |        |        |        |        |        |        |         |
| Full Plans application - pending decision   |        |        |        |        |        |        |        |        |        |         |
| Outline permission - awaiting S106          |        |        |        |        |        |        |        |        |        |         |
| Outline permission - pending decision       |        |        |        |        |        |        |        |        |        |         |
| Strong intention to develop                 |        |        |        |        |        |        |        |        |        |         |
| Intention to develop                        |        |        |        |        |        |        |        |        |        |         |
| No immediate intent to develop              |        |        |        |        |        |        |        |        |        |         |

Figure 13: Lead-in times for sites of 5 or more homes



## Rate of housebuilding

32. The average rate of housebuilding or 'delivery rate' for large sites has also been monitored since the previous Local Plan (2017) was submitted for examination. This analysis continues to provide a robust baseline methodology for estimating delivery rates on large sites. This baseline can then be adjusted based on individual site circumstances, or as a result of any general feedback from the annual Housing Delivery Forum group.

| Year          | Site size (homes) |          |     |
|---------------|-------------------|----------|-----|
|               | 5 to 24           | 25 to 49 | 50+ |
| 2016/17       | 8                 | 10       | 61  |
| 2017/18       | 9                 | 22       | 55  |
| 2018/19       | 6                 | 20       | 44  |
| 2019/20       | 7                 | 20       | 37  |
| 2020/21       | 4                 | 11       | 42  |
| 2021/22       | 7                 | 12       | 45  |
| 2022/23       | 8                 | -7       | 49  |
| Average units | 7                 | 13       | 47  |

33. In 2022-23, the average build-out rates on both small (5-24 homes) and large (50+ homes) sites has remained consistent and broadly in line with the overall average. However, the anomaly for this monitoring year is the -7 units on medium (25-49 homes) sites. This is on account of only one site falling into this category from those completed in the monitoring year. The application<sup>7</sup> involved the change of use from 42 bedsit flats occupied by the elderly and warden flat to 35 residential dwellings; resulting in a net loss of 7 units. this has reduced the average from 16 units in 2021-22 to 13 units in 2022-23.
34. For the past few monitoring years, the average delivery rates used for both the medium (25-49 homes) and large-scale (50+ homes) sites have been reduced by approximately 20% when modelling the supply, reflecting uncertainty in the housebuilding industry and wider economy as a result of Brexit and Covid, and the wider implications of labour and materials shortages. This cautious approach to delivery was endorsed by the Housing Delivery Forum during that time.
35. This year, where assumptions are applied to model site delivery, the Council will continue to use an average build out rate of 40 units per year on sites of 50 or more in their supply. Whilst this may seem cautious given the average build out rate is currently at 47 units per annum, it reflects the concerns raised at this year's Housing Delivery Forum (see paragraphs 42 to 53). Particularly during this time where the authority is in transition between local plans and, more widely, there is financial/market uncertainty in terms of inflation rates, property mortgages and the resultant effect on house prices and the housing market.

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<sup>7</sup> 20/500153/FULL

### Non-implementation allowance

36. The trend of a low expiry rate of planning permissions for new homes within Maidstone continues. The average rate over the last 15 years stands at just 1.9%. Since the start of the 2017 Local Plan, the average rate is even lower, at 1.1%.

| Year           | Dwellings (net) | Expired dwellings (net) | Expired dwellings as percentage of total |
|----------------|-----------------|-------------------------|--|
| 2008-09        | 3,150           | 20                      | 0.6%                                     |
| 2009-10        | 3,514           | 127                     | 3.6%                                     |
| 2010-11        | 3,452           | 76                      | 2.2%                                     |
| 2011-12        | 2,987           | 53                      | 1.8%                                     |
| 2012-13        | 2,007           | 64                      | 3.2%                                     |
| 2013-14        | 2,116           | 66                      | 3.1%                                     |
| 2014-15        | 3,742           | 66                      | 1.8%                                     |
| 2015-16        | 5,605           | 89                      | 1.6%                                     |
| 2016-17        | 6,378           | 254                     | 4.0%                                     |
| 2017-18        | 7,012           | 76                      | 1.1%                                     |
| 2018-19        | 7,904           | 167                     | 2.1%                                     |
| 2019-20        | 8,090           | 46                      | 0.6%                                     |
| 2020-21        | 7,638           | 19                      | 0.6%                                     |
| 2021-22        | 6,596           | 56                      | 1%                                       |
| 2022-23        | 4,207           | 60                      | 1%                                       |
| <b>Average</b> | <b>4,960</b>    | <b>83</b>               | <b>1.9%</b>                              |

37. In seeking to provide as realistic as possible housing land supply position, the Council has adopted a cautious approach of applying a non-implementation discount to the number of homes granted planning consent, accounting for the fact that not all homes permitted actually end up being built. This is not required by national guidance but is considered to be good practice.

38. As endorsed by the Inspector through the recent Local Plan Review examination<sup>8</sup>, the Council will apply a cautious 3% discount to the supply of homes from extant permissions to account for potential non-implementation.

<sup>8</sup> [ED70 Maidstone Post Stage 1 Letter 110123.pdf - Google Drive](#) (paragraph 6.6)

## Windfall allowance

39. Detailed analysis on windfall trends has evidenced the consistent delivery of windfall sites both on small and large sites across the borough. An allowance is therefore included for both, in accordance with NPPF paragraph 71. For small sites, the average is calculated as 113 dwellings per annum and for large sites the average is 181 dwellings per annum.

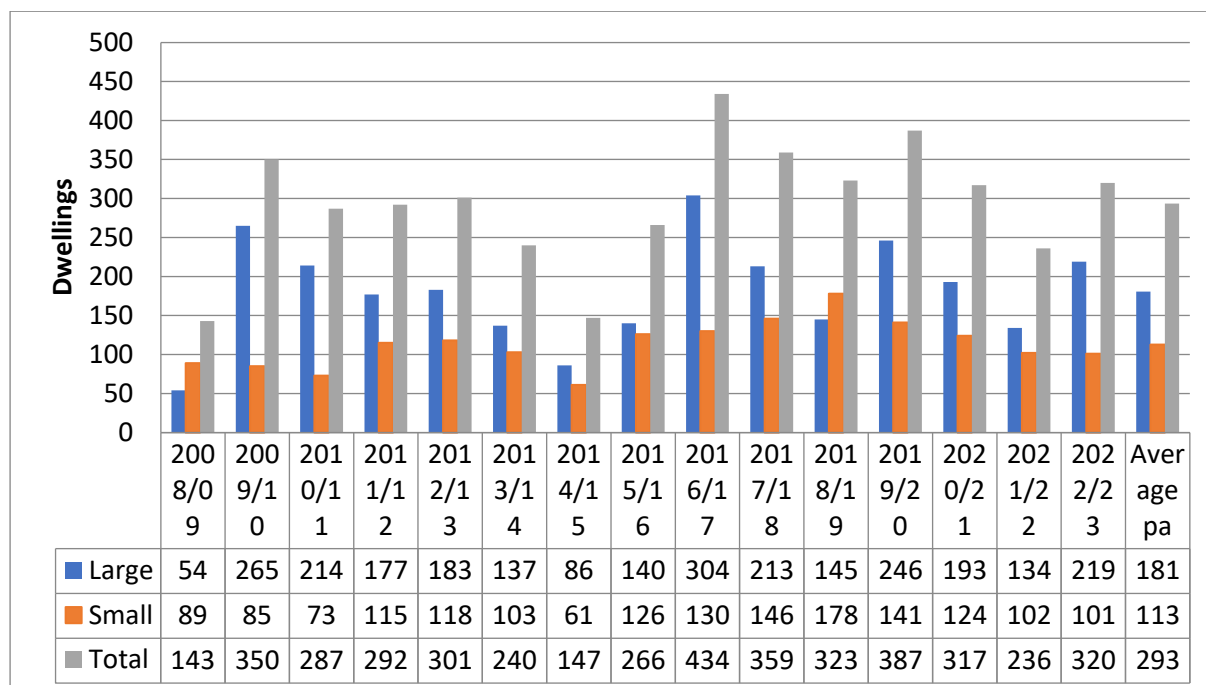


Figure 14: Annual number of new homes from windfall development on small and large sites

40. To avoid the risk of double counting windfall and extant permissions, the small sites windfall allowance is included from year 4 of the plan trajectory onwards.
41. Further caution is applied to the large sites windfall allowance. Large sites windfall development does not form part of the 5-year supply and is only included in the trajectory from year 6 onwards, and only at 50% of the average for years 6 to 10, then at 100% of the average for years 11 to 15. This reflects the fact that the Strategic Land Availability Assessment (SLAA) should identify most large development sites currently known, but that beyond the next ten years, there is an increased likelihood of unidentified large sites emerging.

## Annual Housing Delivery Forum

42. In October 2023, the Council hosted an online Housing Delivery Forum, bringing together a cross-section of the local housebuilding industry. In attendance were representatives from agents and developers at national and SME/local level, including: BDW Homes, DHA Planning, Fernham Homes, Wealden Homes, Rydon Homes, Hume Planning, Country House Homes, Croudace, Savills, Terence Butler Holdings, Hallam Land Management, and Bloomfields Ltd. The Forum was structured into two parts; the first part covering the different assumptions used to determine the council's land supply position, and the second comprising a broader discussion on wider factors affecting housebuilding including legislation changes, market conditions and delivery models. The agenda is included at Appendix 4.

43. There was honest and open discussion around local and national housebuilding, with the general consensus being that there is currently a hardened market with greater uncertainty around delivery. National political uncertainty and potential planning reforms add to the reticence of developers to commit to the delivery of new homes. The market and buyers are dependent upon confidence and consistency at both the national and local level – neither of which are in abundance at present, resulting in a difficult and challenging sales environment. This feedback is well documented and backed by national publications and articles, including an article published by the Home Builders Federation (HBF), which estimated that nationally, housing supply could drop by around 120,000 new homes per year<sup>9</sup>.
44. For SMEs in particular, funding can be somewhat of a challenge. In a difficult market, such as the present one, SMEs may be more inclined to hold onto sites as opposed to selling them, due to suppressed land values. In schemes where a portion of homes are to be affordable, it may be that SMEs deliver these ahead of the market rate homes, but this is subject to agreements with the Registered Providers, many of whom are also adopting a cautious position. This in turn impacts the potential modelled delivery of new homes in the borough. Currently, the Council do not apply different delivery assumptions based on applicant types for example, SMEs or national housebuilders.
45. Turning to the Council's land supply assumptions, it was agreed that **lead-in times** were generally robust, although there were some reports of delayed starts due mainly to the aforementioned economic uncertainties. One suggestion was that for years 1 and 2, the lead-in times should be delayed by one year and the build out rates reduced by 50%, before reverting to the original assumption from year 3 onwards. However, no overall consensus was reached by the group in terms of how the lead-in times should be adjusted across the different application types.
46. In terms of **build out rates**, many housebuilders are reporting that construction, completions/sales will fall significantly in the next year or so. Therefore, in the short-term, whilst the Council have applied a cautious 20% reduction in expected build out rates (on sites of 25 or more units) for the past couple of years, we may wish to consider whether in years 1 and 2, the reduction could be even more cautious (up to 50% was suggested). There was the suggestion of looking at an alternative range of site sizes, for example, 0-10, 11-50, 51-250, and 250+. It was also questioned whether the trend-based build out rates included prior notification office to residential conversions, as these may skew the average build-out rates for non-flatted development. These factors will be investigated for future supply position papers.

#### Implications for the Council's land supply position

47. There are 22 current permissions in our supply expected to deliver at least 50 units within the next 5 years, with an initial expected total delivery of 2,828 new homes between them. The Council has received direct feedback on 12 of those sites to confirm their delivery trajectory. This accounts for 1,618 of the 2,890 homes (or 57%), for which our assumptions need not apply.

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<sup>9</sup> [Government planning reforms could see housing supply fall to record low and cost 400,000 jobs \(hbf.co.uk\)](https://www.hbf.co.uk) (last accessed October 2023).

48. For those 10 permissions where no direct feedback was received, the **delaying of lead-in times** by 1 year would result in a reduction of 200 homes (over 5 separate sites) from the 5-year land supply. For the 20 sites supplying 11 – 49 units, delaying lead-in times by 1 year would not result in any changes to the total delivery as the modelling still shows them completing within the five-year time frame.
49. Looking in detail at each of those five sites where a delay in commencement would result in the loss of units from the five-year supply, two are Full permissions and three are Reserved Matters (RM):
- Two of the RM applications are for the same site (allocation H1(10) – land south of Sutton Road, phases 3, 4 and 5). They are backed by a national housebuilder, with construction of the other phases already having commenced. There is currently nothing to indicate that these two sites will be delayed in commencing. No adjustments to modelled delivery.
  - The full permission on site H1(4) – Oakapple Lane, Barming was granted in July 2021. The most recent application on the site was a section 73 minor material amendment, which was granted permission in May 2022. The site is greenfield and there are no obvious barriers to bringing forward development. No adjustments to modelled delivery.
  - The permission on Mote Road car park was granted in July 2022. The scheme involves flatted development within the town centre, a location where there are known viability issues. As such, given there has been no commencement on site to date, it is agreed that the lead in time on this site should be cautiously pushed back an additional year. **Thereby removing 40 units from the five-year supply.**
  - Finally, the RM permission on land at Farleigh Hill was originally granted in 2019, with a section 73 variation of condition application permitted in October 2020. Two further non-material amendment applications were subsequently permitted, most recently in July 2022. However, given that development has not commenced on site to date, it is agreed that this site should cautiously be pushed back an additional year. **Thereby removing 40 units from the five-year supply.**
50. If the 47 homes per year average **build-out rate assumption was reduced** to half, so approximately 24 homes per year, over the first 2 years of delivery on those sites, in addition to the delayed lead-in times as suggested by the Forum, there would be a total reduction of 484 homes from the five-year supply. For the 20 sites supplying 11 to 49 units, the reduction in annual supply from an average of 13 units per year down to 7 units (for years 1 and 2 of their delivery only) results in a reduction of just 21 units from the five-year supply.
51. In total, adjusting our five-year supply position on account of both the suggested reduced build-out rates and delayed lead-in times would result in a reduction of just over 500 units. This would still leave the Council with a 5.5-year housing land supply (5,265 units against a requirement of 4,716). However, as set out in paragraph 49, the Council do not consider it appropriate to delay the lead in times across all sites where assumptions are applied.
52. Further, analysing the average annual build out rates of the 12 larger supply sites (50+ units) where the delivery trajectory has been confirmed, reveals the following:

Year 1: 47 units

Year 2: 36 units

Year 3: 36 units

Year 4: 38 units

Year 5: 40 units

**AVERAGE PER ANNUM: 39 units**

- 53.** This average delivery of 39 units per annum – based on individual site-specific promoter/developer feedback – aligns with the Council’s previously assumed rate of 40 units per annum. **The Council therefore considers the continuation of 40 units per annum to be a realistic modelled build out rate on sites of this size, based on the direct feedback from individual site promoters/developers. The figure still represents caution compared to the historic trend data and is appropriate given the feedback received at the Forum.**

## 5-year housing land supply components

54. Appendix 2 provides a comprehensive schedule of planning permissions and other identified sites within Maidstone Borough that contribute to the five-year housing land supply. All the sites have been assessed as either 'category A' and 'category B' in terms of their deliverability, in line with the NPPF Annex 2 definition:

*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

55. The 5-year supply therefore identifies sites as per the above definition. Further guidance on the type of evidence that can be used to help demonstrate site deliverability is provided in Appendix 3. A summary of the components of Maidstone's five-year land supply is as follows:

| NPPF Category | NPPF text   | Supply component  | Units in 5-year supply   | Deliverable?  |
|---------------|---|---|--|---|
| <b>A</b>      | Sites which do not involve major development and have planning permission | Minor extant permissions (1-9 units)  | <b>518</b>   | Considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans) |
| <b>A</b>      | All sites with detailed planning permission                               | Major extant permissions (Full/ Reserved Matters/ Prior Notification)   | <b>3,152</b>   |   |
| <b>B</b>      | Site has outline planning permission for major development                | Major extant permissions (outline)  | <b>76</b>  | Considered deliverable where there is clear evidence that housing completions will begin on site within five years.   |
| <b>B</b>      | Allocated in a development plan   | <ul style="list-style-type: none"> <li>• Allocations</li> <li>• Broad locations</li> <li>• Strategic Development Locations</li> </ul> | <ul style="list-style-type: none"> <li>• <b>1,693</b></li> <li>• <b>68</b></li> <li>• <b>50</b></li> </ul> |   |



| NPPF Category | NPPF text                           | Supply component                       | Units in 5-year supply | Deliverable?  |
|---------------|-------------------------------------|--|------------------------|---|
| B             | Permission in principle             |  | 0                      |   |
| B             | Identified on a brownfield register |  | 0                      |   |
| -             | Windfall allowance (NPPF para 71)   | Small sites allowance (year 4 onwards) | 226                    | Compelling evidence that they will provide a reliable source of supply. |
|               |                                     |  | <b>5,783</b>           |   |

56. A total of **3,670 homes** are considered to be from ‘**category A**’ sites. This equates to 63% of the five-year housing land supply.

57. A total of **1,887 homes** are considered to be from ‘**category B**’ sites. This equates to 33% of the five-year housing land supply.

58. A total of **226 homes** are included as part of the small sites windfall allowance. This equates to just 4% of the five-year housing land supply.

**In total, there are 5,783 new homes included as part of the five-year housing land supply for the period 2023/24 – 2027/28. This is against a five-year requirement for 4,716 homes.**

59. However, although not required by national guidance, the council takes a cautious approach to modelling future supply by applying a 3% ‘non-implementation discount’ to the extant permissions (see Methodology and Assumptions section for further details).

60. The application of a non-implementation discount has proven to be a robust method, approved both by the 2017 Local Plan Inspector and more recently by the Local Plan Review Inspector.

61. The table overleaf sets out the calculation of the council’s five-year land supply position including:

- the appropriate buffer added to the requirement (as per the NPPF);
- any previous over/under supply adjustments to the requirement; and
- a 3% non-implementation discount applied to the extant permissions.

**The result is that the council is able to demonstrate a comfortable 6.0-year housing land supply for the period 2023/24 – 2027/28.**

## Five-year housing supply calculation

| REQUIREMENT  |               |               |               |               |               |       |     |
|--|---------------|---------------|---------------|---------------|---------------|-------|-----|
|  | Y1<br>2023/24 | Y2<br>2024/25 | Y3<br>2025/26 | Y4<br>2026/27 | Y5<br>2027/28 | TOTAL |     |
| Five-year requirement  | 1,000         | 1,000         | 1,000         | 1,000         | 1,000         | 5,000 |     |
| 5% buffer (NPPF)   | 50            | 50            | 50            | 50            | 50            | 250   |     |
| Cumulative over/undersupply 01/04/21 - 31/03/23              |               |               |               |               |               | -534  |     |
| Total five-year requirement                                  |               |               |               |               |               | 4,716 |     |
| SUPPLY   |               |               |               |               |               |       |     |
|  | Y1<br>2023/24 | Y2<br>2024/25 | Y3<br>2025/26 | Y4<br>2026/27 | Y5<br>2027/28 | TOTAL |     |
| Allocations  | -             | 11            | 189           | 750           | 743           | 1,693 |     |
| Broad locations  | -             | -             | -             | 34            | 34            | 68    |     |
| Garden Communities & Strategic Development Locations         | -             | -             | -             | -             | 50            | 50    |     |
| Current permissions  | 868           | 1,000         | 943           | 533           | 402           | 3,746 |     |
| 3% non-implementation discount (on current permissions)      | -26           | -30           | -28           | -16           | -12           | -112  |     |
| Windfall allowance   | -             | -             | -             | 113           | 113           | 226   |     |
| Total land supply  | 842           | 981           | 1,104         | 1,414         | 1,330         | 5,671 |     |
| Housing land supply (in years) [ supply / (requirement/5) ]: |               |               |               |               |               |       | 6.0 |

## 4. Whole Plan Housing Trajectory

62. The Council regularly reviews the trajectory of anticipated housing supply over the entire plan period, monitored against housing requirements. For this year, given the transition between adopted Local Plan and emerging Local Plan Review, the Council will show this against the adopted Local Plan requirement (883 homes per annum) and also against the Local Plan Review housing requirements, as proposed through the Main Modifications.

### Local Plan 2017

63. 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 20,714; giving an expected surplus of 3,054 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) |
|---|---|-----------------|-----------------|
| 1 | Objectively assessed housing need / Local Plan housing requirement          |                 | 17,660          |
| 2 | Completed dwellings 1 April 2011 to 31 March 2023                           | 11,786          |                 |
| 3 | Extant planning permissions at 1 April 2023                                 | 4,027           |                 |
| 4 | Local Plan allocated sites (no application or application pending decision) | 3,259           |                 |
| 5 | Broad locations for future housing development                              | 167             |                 |
| 6 | Garden Settlements and Invicta Barracks                                     | 640             |                 |
| 7 | Windfall sites contribution   | 835             |                 |
| 8 | Total housing land supply   |                 | 20,714          |
|   |   |                 |                 |
| 9 | Housing land supply surplus 2011-2031                                       |                 | +3,054          |

Figure 15: Total housing supply for 2017 Maidstone Borough Local Plan (2011-2031)

## Local Plan Review

64. The Local Plan Review runs over a 17-year plan period from 2021 to 2038, with a total plan requirement to deliver a minimum of 19,669 homes. At present, there is expected to be a modest undersupply in the region of just 282 homes (or 1%) by the end of the plan period in March 2038. As is shown in Figure 16, this undersupply occurs in the final year of the plan period and can be expected to be met through windfall development or through subsequent plan reviews.

|   | Housing land supply 1 April 2021 to 31 March 2038                           | Dwellings (net) | Dwellings (net) |
|---|---|-----------------|-----------------|
| 1 | Local Plan Review housing requirement                                       |                 | 19,669          |
| 2 | Completed dwellings 1 April 2021 to 31 March 2023                           | 2,691           |                 |
| 3 | Extant planning permissions at 1 April 2023                                 | 4,059           |                 |
| 4 | Local Plan allocated sites (no application or application pending decision) | 4,589           |                 |
| 5 | Broad locations for future housing development                              | 1,147           |                 |
| 6 | Garden Settlements and Invicta Barracks                                     | 4,190           |                 |
| 7 | Windfall sites contribution   | 2,711           |                 |
| 8 | Total housing land supply   |                 | 19,387          |
|   |   |                 |                 |
| 9 | Housing land supply shortfall 2021-2038                                     |                 | -282            |

Figure 16: Total housing supply for the Local Plan Review (2021-2038)

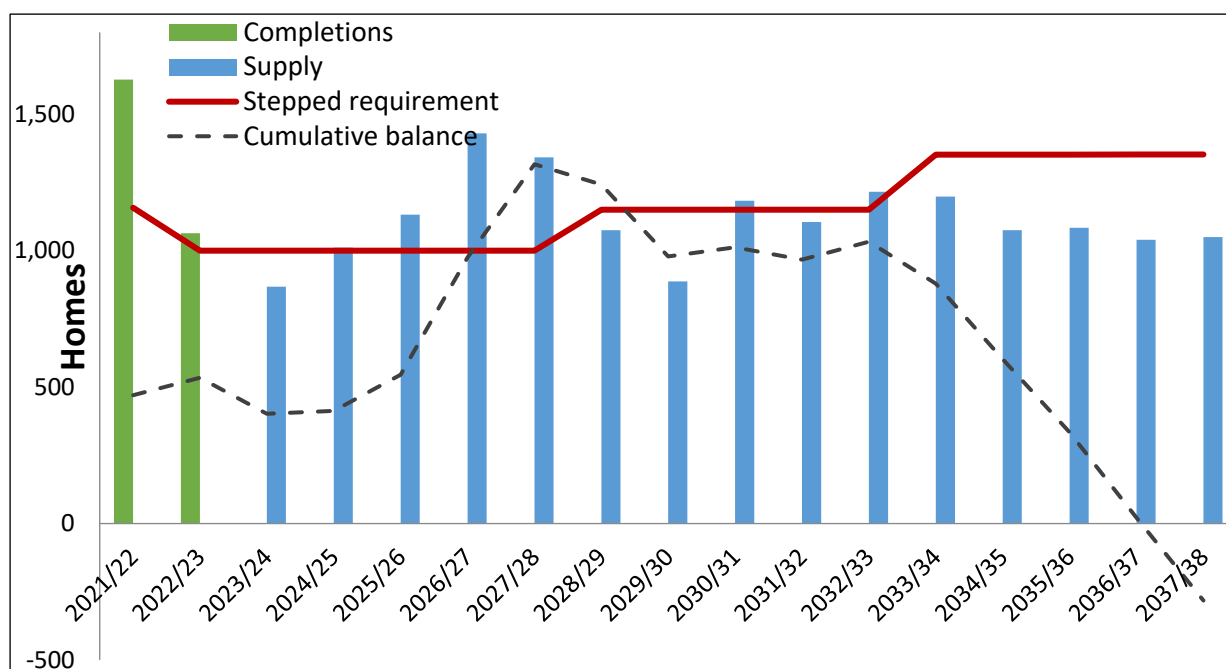


Figure 17: Local Plan Review housing trajectory 2021-2038

## Appendix 1 – Itemised Completions 2022-23

**Housing Completions 2022-23**

| Allocation ref | Application No   | Decision Date | Address  | Ward                               | Site Area (net) | SiteSize | % on PDL | Completions (net) |
|----------------|------------------|---------------|--|------------------------------------|-----------------|----------|----------|-------------------|
| H1(11)         | 16/507471        | 23-Aug-17     | Land Adj Royal Engineers Road                            | North                              | 1.55            | Large    | 100      | 123               |
| H1(11)         | 17/502432        | 08-Jun-18     | Springfield Mill Sandling Road                           | North                              | 6.53            | Large    | 100      | 97                |
| H1(36)         | 17/505499        | 02-Feb-18     | Land Between Mill Bank, Ulcombe Road & Kings Road        | Headcorn                           | 9.14            | Large    | 0        | 92                |
| H1(9)          | 19/503912/FULL   | 02-Oct-20     | Land At Bicknor Farm, Sutton Road                        | Downswood And Otham                | 10.79           | Large    | 0        | 92                |
|                | 19/503871/FULL   | 14-Oct-19     | Land At Springwood Road Barming                          | Heath                              | 0.54            | Large    | 100      | 81                |
| H1(2)          | 18/505409/REM    | 22-Aug-19     | Land to the East of Hermitage Lane,                      | Allington                          | 33.02           | Large    | 0        | 71                |
| H1(10)         | 19/503395/REM    | 29-Nov-19     | Phase 1, Land south of Sutton Road                       | Parkwood                           | 47.29           | Large    | 0        | 65                |
| H1(48)         | 17/506306        | 15-Jun-18     | Hen And Duckhurst Farm, Marden Road                      | Staplehurst                        | 12.26           | Large    | 0        | 56                |
| LNP4           | 19/505281/FULL   | 17-Apr-20     | Land West Of The Old Goods Yard Headcorn Road            | Harrietsham And Lenham             | 1.75            | Large    | 0        | 50                |
| H1(46)         | 17/504754        | 09-Aug-18     | Marden Cricket & Hockey Club, Stanley Road,              | Marden And Yalding                 | 4.28            | Large    | 0        | 42                |
|                | 18/504921        | 24-May-19     | Russell And Russell Roofing Ltd                          | Harrietsham And Lenham             | 3.13            | Large    | 100      | 34                |
| H1(49)         | 14/505432        | 20-Oct-17     | (Fisher's Farm) Land North of, Headcorn Road,            | Staplehurst                        | 17.74           | Large    | 0        | 24                |
|                | 20/505350/FULL   | 24-Aug-21     | Warmlake Nursery Maidstone Road Sutton Valence           | Sutton Valence And Langley         | 0.74            | Large    | 0        | 18                |
|                | 20/501240/FULL   | 01-Jul-21     | Gibbs Hill Farm Grigg Lane                               | Headcorn                           | 0.56            | Large    | 0        | 17                |
| H1(54)         | 18/502683        | 17-Sep-18     | Lyewood Farm, Green Lane                                 | Boughton Monchelsea And Chart Sutt | 1.26            | Large    | 0        | 16                |
|                | 17/504450        | 16-Mar-18     | Land West Of Ham Lane                                    | Harrietsham And Lenham             | 3               | Large    | 0        | 15                |
| H1(41)         | 17/500357/HYBRID | 28-Sep-18     | Tanyard Farm, Old Ashford Road                           | Harrietsham And Lenham             | 5.202           | Large    | 0        | 9                 |
|                | 19/506386/FULL   | 06-Mar-20     | Land At Sapphire Kennels Sutton Valence Headcorn Road    | Sutton Valence And Langley         | 0.5             | Large    | 100      | 9                 |
|                | 19/504441/FULL   | 08-Nov-19     | Land Rear To 33 Scott Street                             | North                              | 0.1             | Large    | 100      | 9                 |
|                | 18/504236        | 07-Feb-19     | Great Thorn Farm, Marden Thorn                           | Marden And Yalding                 | 1.12            | Large    | 100      | 8                 |
| H1(21)         | 18/506167        | 26-Feb-19     | Land At Barty Farm, Roundwell                            | Detling And Thurnham               | 4.16            | Large    | 0        | 7                 |
|                | 17/501093        | 15-Sep-17     | Land West Of Mill Bank, Maidstone Road                   | Headcorn                           | 3.7             | Large    | 0        | 6                 |
|                | 21/506545/FULL   | 25-Mar-22     | Wilsons Yard George Street                               | Coxheath And Hunton                | 0.42            | Large    | 100      | 6                 |
|                | 21/504746/FULL   | 26-Nov-21     | 10-12 Romney Place                                       | High Street                        | 0.03            | Large    | 100      | 6                 |
|                | 18/503536        | 04-Sep-18     | 61 - 63 Week Street                                      | High Street                        | 0.03            | Large    | 100      | 5                 |
|                | 18/504765/PNQCLA | 06-Nov-18     | Baldock Barn, Old Ham Lane                               | Harrietsham And Lenham             | 0.09            | Large    | 0        | 5                 |
|                | 20/500743/REM    | 14-Apr-20     | 466 Loose Road   | South                              | 0.39            | Large    | 100      | 5                 |
|                | 19/501219/REM    | 29-Jan-19     | The Lodge, Hayle Place, Cripple Street                   | South                              | 0.16            | Small    | 0        | 4                 |
|                | 19/501101        | 13-May-19     | Appleacres, Maidstone Road                               | Sutton Valence And Langley         | 0.48            | Small    | 0        | 4                 |
|                | 22/502639/FULL   | 26-Aug-22     | 80 Boxley Road   | East                               | 0.02            | Small    | 100      | 4                 |
|                | 21/501449/REM    | 26-May-21     | Penryn Station Road Staplehurst                          | Staplehurst                        | 0.31            | Small    | 100      | 3                 |
|                | 18/501686/LAWPRO | 26-Aug-18     | 36-38 Earl Street  | High Street                        | 0.02            | Small    | 100      | 2                 |
|                | 15/505992        | 14-Jun-16     | Scrap Yard, Claygate Road                                | Marden And Yalding                 | 0.16            | Small    | 100      | 2                 |
|                | 14/0346          | 07-Jul-14     | Tanner Oast, Goudhurst Road,                             | Marden And Yalding                 | 0.36            | Small    | 0        | 2                 |
|                | 18/502841/PNQCLA | 31-Jul-18     | Oakfield Farm, Grigg Lane                                | Headcorn                           | 0.06            | Small    | 0        | 2                 |
|                | 19/506001/PNQCLA | 30-Jan-20     | The Malthouse Mansion Farm Liverton Hill                 | Harrietsham And Lenham             | 0.06            | Small    | 0        | 2                 |
|                | 20/501367/FULL   | 19-May-20     | First Floor 126-128 Ashford Road Bearsted                | Bearsted                           | 0.01            | Small    | 100      | 2                 |
|                | 20/500692/FULL   | 20-Apr-20     | Land Rear Of 34 Brockenhurst Avenue                      | Shepway North                      | 0.15            | Small    | 0        | 2                 |
|                | 20/500659/FULL   | 01-Jun-20     | Barn A Northwest Of 2 The Paddocks Loddington Lane Linto | Coxheath And Hunton                | 0.19            | Small    | 0        | 2                 |
|                | 20/501689/PNPA   | 12-Jun-20     | Unit 6 Little Pivington Farm Hubbards Hill Lenham        | Harrietsham And Lenham             | 0.03            | Small    | 100      | 2                 |
|                | 20/501164/FULL   | 10-Jun-20     | 3 Hockers Lane,  | Detling And Thurnham               | 0.27            | Small    | 0        | 2                 |
|                | 20/501658/FULL   | 20-Aug-20     | Land At Church Street And Heath Road                     | Boughton Monchelsea And Chart Sutt | 0.51            | Large    | 100      | 2                 |
|                | 21/506530/FULL   | 15-Feb-22     | Clothworkers Arms Lower Road Sutton Valence              | Sutton Valence And Langley         | 0.16            | Small    | 100      | 2                 |
|                | 22/501088/FULL   | 28-Apr-22     | 7 Mill Street  | High Street                        | 0.01            | Small    | 100      | 2                 |
|                | 22/504841/LDCEX  | 23-Dec-22     | 321A Boxley Road   | North                              | 0.02            | Small    | 100      | 2                 |
|                | 20/505052/FULL   | 13-Jan-21     | The Oast House Barty Farm Roundwell                      | Detling And Thurnham               | 0.34            | Small    | 100      | 2                 |
|                | 17/504915/PNQCLA | 10-Nov-17     | Hill Farm, Liverton Hill,                                | Harrietsham And Lenham             | 0.01            | Small    | 0        | 1                 |
|                | 18/503888        | 29-Nov-18     | The Barn At The Oast House, Green Hill                   | Downswood And Otham                | 0.02            | Small    | 0        | 1                 |
|                | 16/507277        | 06-Dec-16     | 61 Wallis Avenue,  | Park Wood                          | 0.05            | Small    | 0        | 1                 |
|                | 18/506696        | 07-Mar-19     | 50 Gabriels Hill   | High Street                        | 0.01            | Small    | 100      | 1                 |
|                | 18/504473        | 09-Jan-19     | Willows, Howland Road                                    | Marden And Yalding                 | 0.04            | Small    | 100      | 1                 |
|                | 19/500169        | 13-Mar-19     | 10 Tonbridge Road  | Barming                            | 0.07            | Small    | 100      | 1                 |
|                | 19/502503/PNQCLA | 18-Jul-19     | The Dutch Barn Little Luckhurst Farm                     | Headcorn                           | 0.08            | Small    | 0        | 1                 |
|                | 19/501787        | 13-Jun-19     | Heinz Orchard Farm, Wierton Hill                         | Boughton Monchelsea And Chart Sutt | 0.08            | Small    | 0        | 1                 |
|                | 19/504850/FULL   | 02-Dec-19     | 149 Boxley Road  | North                              | 0.02            | Small    | 100      | 1                 |
|                | 18/505820/FULL   | 15-Jan-19     | Oak Tree Farm, Love Lane                                 | Headcorn                           | 0.01            | Small    | 0        | 1                 |
|                | 19/503832/FULL   | 25-Sep-19     | 4 Heathfield Bungalows Rose Lane Lenham Heath            | Harrietsham And Lenham             | 0.06            | Small    | 100      | 1                 |
|                | 18/504529        | 28-May-19     | Two Brewers, Lees Road                                   | Marden And Yalding                 | 0.05            | Small    | 100      | 1                 |
|                | 19/503867/FULL   | 01-Oct-19     | Cherry Hill Maidstone Road                               | Marden And Yalding                 | 0.06            | Small    | 0        | 1                 |
|                | 19/503894/FULL   | 23-Sep-19     | 5 Butcher Close Staplehurst                              | Staplehurst                        | 0.04            | Small    | 100      | 1                 |

**Housing Completions 2022-23**

|  |                  |           |   |                                    |      |       |     |       |
|--|------------------|-----------|---|------------------------------------|------|-------|-----|-------|
|  | 19/504480/FULL   | 12-Nov-19 | Hollyrood, Heath Road                                 | Loose                              | 0.11 | Small | 0   | 1     |
|  | 19/504314/FULL   | 23-Oct-19 | Land Rear At 517 Tonbridge Road                       | Fant                               | 0.02 | Small | 100 | 1     |
|  | 19/505581/FULL   | 24-Jan-20 | 68 Queen Elizabeth Square                             | Park Wood                          | 0.04 | Small | 100 | 1     |
|  | 19/506087/FULL   | 18-Feb-20 | Land Adj Amsbury Cottage Amsbury Road                 | Coxheath And Hunton                | 0.1  | Small | 0   | 1     |
|  | 20/505795/PNQCLA | 01-Feb-21 | Barn At Spitzbrook Lodge Haviker Street               | Marden And Yalding                 | 0.04 | Small | 0   | 1     |
|  | 20/503185/FULL   | 16-Sep-20 | 137 Plains Avenue                                     | Shepway North                      | 0.09 | Small | 100 | 1     |
|  | 20/500940/FULL   | 22-Apr-20 | Park House, Lughorse Lane                             | Coxheath And Hunton                | 0.03 | Small | 0   | 1     |
|  | 20/502090/FULL   | 17-Jul-20 | Little Adelaide Farm Lower Road East Farleigh         | Coxheath And Hunton                | 0.16 | Small | 100 | 1     |
|  | 19/505202/FULL   | 05-Feb-20 | Reeves Barn At Wanshurst Green Farm Battle Lane       | Marden And Yalding                 | 0.4  | Small | 0   | 1     |
|  | 20/502642/FULL   | 25-Sep-20 | Lower Barn Fowle Hall Pike Fish Lane Paddock Wood     | Marden And Yalding                 | 0.25 | Small | 0   | 1     |
|  | 20/504096/FULL   | 04-Dec-20 | Lodge Farm Goudhurst Road Marden                      | Marden And Yalding                 | 0.15 | Small | 0   | 1     |
|  | 21/500123/FULL   | 11-Mar-21 | Bicknor Farm Sutton Road Langley                      | Downswood And Otham                | 0.25 | Small | 0   | 1     |
|  | 21/500104/PNQCLA | 09-Mar-21 | Woodside Farm Grigg Lane Headcorn                     | Headcorn                           | 0.04 | Small | 0   | 1     |
|  | 21/500757/FULL   | 16-Apr-21 | The Old Post Office Church Street Teston              | Barming                            | 0.05 | Small | 100 | 1     |
|  | 21/505662/FULL   | 08-Dec-21 | 21 Gybbon Rise Staplehurst                            | Staplehurst                        | 0.04 | Small | 100 | 1     |
|  | 21/500712/FULL   | 26-Apr-21 | 5 Canning Street                                      | North                              | 0.01 | Small | 100 | 1     |
|  | 21/503656/FULL   | 03-Sep-21 | Willow Barn Little Cheveney Sheephurst Lane           | Marden And Yalding                 | 0.02 | Small | 0   | 1     |
|  | 21/504331/FULL   | 04-Oct-21 | Land Adjacent To 2 Beckenham Drive                    | Allington                          | 0.02 | Small | 0   | 1     |
|  | 20/503469/FULL   | 08-Jan-21 | 21 Dover Street                                       | Fant                               | 0.01 | Small | 100 | 1     |
|  | 22/504624/FULL   | 19-Dec-22 | 116 Sutton Road                                       | Shepway North                      | 0.06 | Small | 100 | 1     |
|  | 21/503644/FULL   | 24-Oct-22 | 72 West Park Road                                     | Shepway North                      | 0.02 | Small | 100 | 1     |
|  | 22/504787/FULL   | 21-Dec-22 | 472 Loose Road  | South                              | 0.1  | Small | 100 | 1     |
|  | 22/504727/FULL   | 08-Dec-22 | Copse End Chart Road                                  | Boughton Monchelsea And Chart Sutt | 0.15 | Small | 100 | 1     |
|  | 22/504884/LDCEX  | 08-Dec-22 | Salice Green Lane                                     | Boughton Monchelsea And Chart Sutt | 0.15 | Small | 100 | 1     |
|  | 21/502075/REM    | 15-Jun-21 | Rgva Plot 5 Crismill Lane                             | Detling And Thurnham               | 0.07 | Small | 100 | 1     |
|  | 21/503334/REM    | 15-Sep-21 | Rgva Plot 6 Crismill Lane Bearsted                    | Detling And Thurnham               | 0.07 | Small | 100 | 1     |
|  | 22/500141/FULL   | 24-Mar-22 | Scrases Rectory Lane                                  | Barming                            | 1.03 | Small | 100 | 1     |
|  | 21/505764/FULL   | 14-Mar-22 | Little Spitzbrook Farm Haviker Street                 | Marden And Yalding                 | 0.03 | Small | 100 | 1     |
|  | 21/506327/FULL   | 16-Feb-22 | Barn Adjacent To Bletchenden Cottage Bletchenden Road | Headcorn                           | 0.57 | Small | 0   | 1     |
|  | 21/501770/FULL   | 02-Jul-21 | Wealden Court Church Street Teston                    | Barming                            | 0.01 | Small | 100 | 1     |
|  | 22/502098/FULL   | 18-Jul-22 | 35 Heath Road   | Heath                              | 0.01 | Small | 100 | 1     |
|  | 22/505957/FULL   | 08-Mar-23 | 44 Tonbridge Road                                     | Bridge                             | 0.01 | Small | 100 | 1     |
|  | 22/501530/LDCEX  | 11-Aug-22 | The Cottage Park Farm Park Lane Wormshill             | North Downs                        | 0.02 | Small | 100 | 1     |
|  | 22/503180/LDCEX  | 26-Aug-22 | Crest Farm Yelsted Road Yelsted                       | North Downs                        | 0.05 | Small | 0   | 1     |
|  | 22/504105/LDCEX  | 01-Nov-22 | Stallance Views Rectory Lane                          | Sutton Valence And Langley         | 0.69 | Small | 100 | 1     |
|  | 22/501458/FULL   | 31-May-22 | Thornden Farm East Sutton Road East Sutton            | Headcorn                           | 0.98 | Small | 0   | 1     |
|  | 22/502919/FULL   | 05-Aug-22 | Judge House Farm Woodcock Lane                        | Headcorn                           | 0.2  | Small | 0   | 1     |
|  | 22/500897/FULL   | 28-Apr-22 | Great Thorn Farm Marden Thorn                         | Marden And Yalding                 | 0.12 | Small | 0   | 1     |
|  | 21/505701/FULL   | 30-Dec-21 | Court Farm Yelsted Lane                               | North Downs                        | 0.27 | Small | 100 | 1     |
|  | 21/502269/FULL   | 03-Sep-21 | Timberden Boxley Road                                 | North                              | 0.19 | Small | 100 | 1     |
|  | 21/503542/FULL   | 09-Sep-21 | 44 Mote Road  | High Street                        | 0.01 | Small | 100 | 1     |
|  | 21/500749/PNOCLA | 13-Apr-21 | 6-7 Middle Row  | High Street                        | 0.01 | Small | 100 | 1     |
|  | 21/504034/FULL   | 04-Oct-21 | The Hopping Farm Brandenbury Farm, Haviker Street     | Marden And Yalding                 | 0.12 | Small | 0   | 1     |
|  | 20/503518/FULL   | 05-Oct-20 | 16 Sidney Street                                      | Fant                               | 0.02 | Small | 100 | 1     |
|  | 19/506292/FULL   | 11-Mar-20 | Apple Blossom Gravelly Bottom Road Kingswood          | Leeds                              | 0.18 | Small | 100 | 0     |
|  | 20/501043/FULL   | 10-Jun-20 | Cemetery Lodge Sutton Road                            | Shepway North                      | 0.07 | Small | 100 | 0     |
|  | 22/505043/FULL   | 09-Jan-23 | Stone Court Hotel 28 Lower Stone Street               | High Street                        | 0.1  | Small | 100 | 0     |
|  | 22/504680/FULL   | 13-Jan-23 | 60 Union Street                                       | High Street                        | 0.02 | Small | 100 | 0     |
|  | 20/500153/FULL   | 12-May-21 | 1 Rocky Hill Terrace Terrace Road                     | Bridge                             | 0.31 | Large | 100 | -7    |
|  |                  |           |   |                                    |      |       |     | 1,064 |



## Appendix 2 – Itemised Five-Year Housing Land Supply

| Application details |                    |                         | Address details   |   |                            | Site details |                  |                 | Assessment of deliverability  |                               |  | Supply details |                |                |                |                |                |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
|---------------------|--------------------|-------------------------|---|---|----------------------------|--------------|------------------|-----------------|---|-------------------------------|--|----------------|----------------|----------------|----------------|----------------|----------------|-------------------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|
| App No              | App Type           | LP17/LPR Allocation Ref | Address   | Address 2                                   | Ward                       | Site Size    | % of Site on PDL | Site Area (net) | HLS Officer Conclusion  | NPPF Category 'A' or 'B' site | NPPF 'deliverable'   | Supply Balance | 23/24 - Year 1 | 24/25 - Year 2 | 25/26 - Year 3 | 26/27 - Year 4 | 27/28 - Year 5 | 5 year supply sub-total | 28/29 - Year 6 | 29/30 - Year 7 | 30/31 - Year 8 | 31/32 - Year 9 | 32/33 - Year 10 | 33/34 - Year 11 | 34/35 - Year 12 | 35/36 - Year 13 | 36/37 - Year 14 | 37/38 - Year 15 |  |
| Extant permissions: |                    |                         |   |   |                            |              |                  |                 |   |                               |  |                |                |                |                |                |                |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 19/506182/F ULL     | Full               | H1 (8)                  | Land West Of Church Road                                | Otham, Kent, ME15 8SB                       | Downswood And Otham        | Large        | 0                | 16.15           | Under construction - Developer confirmed trajectory   | A                             | Site with detailed permission. Considered deliverable until permission expires. Allocated site. National housebuilder. No clear evidence to suggest otherwise. | 421            | 121            | 80             | 80             | 80             | 60             | 421                     |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 15/509041           | Reserved Matters   |                         | Land at, Farleigh Hill,                                 | Tovil, Maidstone, Kent                      | South                      | Large        | 100              | 6.3             | Not started - methodology applied. Commencement delayed by extra year - Forum feedback.             | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 272            |                |                | 40             | 40             | 40             | 120                     | 40             | 40             | 40             | 32             |                 |                 |                 |                 |                 |                 |  |
| 22/501895/R EM      | Reserved Matters   | H1 (10)                 | Rosewood (Phase 4 And 5) Land South Of Sutton Road      | Langley Kent                                | Park Wood                  | Large        | 0                | 7.05            | Not started - methodology applied   | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 238            |                | 40             | 40             | 40             | 40             | 160                     | 40             | 38             |                |                |                 |                 |                 |                 |                 |                 |  |
| 19/503912/F ULL     | Full               | H1 (9)                  | Land At Bicknor Farm, Sutton Road                       | Langley, Kent, ME17 3NG                     | Downswood And Otham        | Large        | 0                | 10.79           | Under construction - Developer confirmed trajectory   | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 183            | 40             | 40             | 40             | 40             | 23             | 183                     |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 20/501773/F ULL     | Full               | H1 (4)                  | Land Off Oakapple Lane Barming                          | Maidstone Kent                              | Barming                    | Large        | 0                | 6.99            | Not started - methodology applied   | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 181            |                | 40             | 40             | 40             | 40             | 160                     | 21             |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 20/505707/F ULL     | Full               | LPRSA151                | Mote Road Car Park Mote Road                            | Maidstone Kent                              | High Street                | Large        | 100              | 0.41            | Not started - methodology applied. Commencement delayed by extra year - Forum feedback.             | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 172            |                |                | 40             | 40             | 40             | 120                     | 40             | 12             |                |                |                 |                 |                 |                 |                 |                 |  |
| 21/504569/R EM      | Reserved Matters   | H1 (10)                 | Land south of Sutton Road (Phase 3) (Rosewood)          | Langley, Kent                               | Park Wood                  | Large        | 0                | 47.29           | Not started - methodology applied   | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 170            |                | 40             | 40             | 40             | 40             | 160                     | 10             |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 20/501029/F ULL     | Full               | LPRSA145                | Rootes Maidstone Len House Mill Street                  | Maidstone Kent ME15 6YD                     | High Street                | Large        | 100              | 1.37            | Under construction - Developer confirmed trajectory   | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 159            |                |                | 85             |                | 74             | 159                     |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 17/500357/H YBRID   | Other Major        | H1 (41)                 | Tanyard Farm, Old Ashford Road                          | Lenham                                      | Harrietsham And Lenham     | Large        | 0                | 5.202           | Under construction - Developer confirmed trajectory. Full (39 units remain) and Outline (102 units) | A                             | Site with (part) detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise. Site is under construction.     | 141            | 20             | 19             | 40             | 40             | 22             | 141                     |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 18/503003/P NOCLA   | Other Major        |                         | Kent House, Romney Place                                | Maidstone, Kent ME15 6LA                    | High Street                | Large        | 100              | 0.57            | See also 18/501414. Under construction - methodology applied  | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise. Site is under construction.            | 123            | 40             | 40             | 40             | 3              | 123            |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 22/500638/H YBRID   | Other Major        |                         | Land Between Northumberland Road And Cambridge Crescent | Shepway Estate Maidstone Kent ME15 7LL      | Shepway South              | Large        | 100              | 3.51            | Not started - methodology applied   | A                             | Site with (part) detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.                                 | 122            |                | 40             | 40             | 42             | 122            |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 17/502432A          | Full               | H1(11)                  | Springfield Mill Sandling Road                          | Maidstone Kent ME14 2LD                     | North                      | Large        | 100              | 6.53            | Under construction - methodology applied, build out rate from developer                             | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 114            | 50             | 50             | 14             |                | 114            |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 21/502626/R EM      | Reserved Matters   | H1 (10)                 | Land south of Sutton Road (Phase 2)                     | Langley Kent                                | Sutton Valence And Langley | Large        | 0                | 2.84            | Not started - Developer confirmed trajectory.   | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 109            |                | 35             | 40             | 34             | 109            |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 16/507471           | Full               | H1(11)                  | Land Adj Royal Engineers Road                           | Maidstone Kent                              | North                      | Large        | 100              | 1.55            | Under construction - methodology applied. Developer confirmed trajectory.                           | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 97             | 40             | 40             | 17             |                | 97             |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 20/501427/O UT      | Outline            | H1 (28)                 | Land To Rear Of Kent Police Training School Off         | St Saviours Road, Maidstone, Kent, ME15 9DW | Park Wood                  | Large        | 0                | 2.09            | Not started - methodology applied   | B                             | Major extant outline permission (10+ units). Allocated site. Outline permission granted March 2023.  | 76             |                |                | 40             | 36             | 76             |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 18/505455           | Reserved Matters   |                         | Land East Of, Gleamingwood Drive                        | Lordswood, Kent                             | Boxley                     | Large        | 0                | 4.66            | Under construction - developer confirmed trajectory   | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 89             |                | 16             | 25             | 25             | 23             | 89                      |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 21/502376/P NOCLA   | Prior notification |                         | Maidstone Hm Passport Office Medvale House Mote Road    | Maidstone Kent ME15 6AH                     | High Street                | Large        | 100              | 0.18            | Under construction - methodology applied  | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 88             | 40             | 40             | 8              |                | 88             |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 20/504127/F ULL     | Full               |                         | The Somerfield Hospital 63-79 London Road               | Maidstone Kent ME16 0DU                     | Bridge                     | Large        | 100              | 1.15            | Under construction - Golding Homes website confirms completion by Winter 2023                       | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 73             | 73             |                |                |                | 73             |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |
| 18/502875           | Reserved Matters   | H1 (2)                  | Land to the East of Hermitage Lane,                     | Maidstone, Kent                             | Allington                  | Large        | 0                | 33.02           | Under construction - methodology applied. Developer confirmed trajectory.                           | A                             | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.  | 67             | 67             |                |                |                | 67             |                         |                |                |                |                |                 |                 |                 |                 |                 |                 |  |

|                      |                       |         |   |                                |                           |       |     |       |  |   |  |    |    |    |    |    |  |  |
|----------------------|-----------------------|---------|---|--------------------------------|---------------------------|-------|-----|-------|--|---|--|----|----|----|----|----|--|--|
| 21/502833/P<br>NOCLA | Prior<br>notification |         | Colman House Colman Parade 10 King Street               | Maidstone Kent ME14<br>1DN     | High Street               | Large | 100 | 0.05  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 63 | 40 | 23 |    | 63 |  |  |
| 18/506655/F<br>ULL   | Full                  |         | Land West Of Loder Close And Westwood<br>Close Ham Lane | Lenham Kent                    | Harrietsham And<br>Lenham | Large | 0   | 1.98  | Under construction -<br>methodology applied.<br>Developer confirmed<br>trajectory. | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 53 | 5  | 35 | 13 | 53 |  |  |
| 19/501221/F<br>ULL   | Full                  | H1 (31) | Land To The South Of, Cross Keys                        | Bearsted, Kent, ME14 4HR       | Bearsted                  | Large | 0   | 4.83  | Under construction -<br>methodology applied.<br>Developer confirmed<br>trajectory. | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 50 | 10 | 20 | 20 | 50 |  |  |
| 18/500160            | Full                  | H1 (16) | Land adjacent, 3 Tonbridge Road                         | Maidstone, Kent, ME16<br>8RL   | Fant                      | Large | 100 | 0.12  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 43 | 14 | 14 | 15 | 43 |  |  |
| 14/505432            | Full                  | H1 (49) | (Fishers Farm) Land North of, Headcorn Road,            | Staplehurst, Kent, TN12<br>ODT | Staplehurst               | Large | 0   | 17.74 | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 36 | 14 | 14 | 8  | 36 |  |  |
| 18/501647            | Full                  |         | 27-37 Lower Stone Street,                               | Maidstone, Kent, ME15<br>6LH   | High Street               | Large | 100 | 0.07  | Not started - methodology<br>applied   | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 32 |    | 16 | 16 | 32 |  |  |
| 22/500637/F<br>ULL   | Full                  |         | Britannia House Granville Road                          | Maidstone Kent                 | North                     | Large | 100 | 0.11  | Not started - methodology<br>applied   | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 28 |    | 14 | 14 | 28 |  |  |
| 21/502579/F<br>ULL   | Full                  |         | The Old Grain Store 34C Gabriels Hill                   | Maidstone Kent ME15 6JJ        | High Street               | Large | 100 | 0.08  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 25 | 13 | 12 |    | 25 |  |  |
| 18/501414            | Full                  |         | Kent House, Romney Place                                | Maidstone, Kent, ME15<br>6LA   | High Street               | Large | 100 | 0.46  | See also 18/503003. These<br>would be delivered after.                             | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 24 |    |    | 24 | 24 |  |  |
| 21/500955/R<br>EM    | Reserved<br>Matters   | H1 (14) | 5 Tonbridge Road (American Golf),                       | Maidstone, Kent, ME16<br>8RL   | Fant                      | Large | 100 | 0.74  | Phase 3. Not started -<br>methodology applied. See<br>also 20/502081/REM           | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 24 |    | 12 | 12 | 24 |  |  |
| 20/502081/R<br>EM    | Reserved<br>Matters   | H1 (14) | 5 Tonbridge Road (American Golf),                       | Maidstone, Kent, ME16<br>8RL   | Fant                      | Large | 100 | 0.74  | Phase 2. Not started -<br>methodology applied. See<br>also 21/500955/REM           | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 23 |    | 12 | 11 | 23 |  |  |
| 20/504074/F<br>ULL   | Full                  |         | 70-72 King Street                                       | Maidstone Kent ME14 1BL        | High Street               | Large | 100 | 0.09  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 21 | 11 | 10 |    | 21 |  |  |
| 17/505499            | Reserved<br>Matters   | H1 (36) | Land Between Mill Bank, Ulcombe Road &<br>Kings Road    | Headcorn, Kent, TN27 9LD       | Headcorn                  | Large | 0   | 9.14  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 20 | 10 | 10 |    | 20 |  |  |
| 18/506389/F<br>ULL   | Full                  |         | 51 Granville Road                                       | Maidstone Kent ME14 2BJ        | North                     | Large | 100 | 0.07  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 20 | 10 | 10 |    | 20 |  |  |
| 20/504416/F<br>ULL   | Full                  |         | 8 Tonbridge Road  | Maidstone Kent ME16<br>8RP     | Bridge                    | Large | 100 | 0.12  | Not started - methodology<br>applied   | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 19 |    | 10 | 9  | 19 |  |  |
| 21/503043/F<br>ULL   | Full                  |         | J B Industrial Doors Ltd Straw Mill Hill Tovil          | Maidstone Kent ME15 6FL        | South                     | Large | 100 | 0.18  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 18 | 9  | 9  |    | 18 |  |  |
| 21/503101/F<br>ULL   | Full                  |         | Idenden House Medway Street                             | Maidstone Kent ME14 1JS        | High Street               | Large | 100 | 0.12  | Not started - methodology<br>applied   | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 14 |    | 7  | 7  | 14 |  |  |
| 21/503126/F<br>ULL   | Full                  |         | Pressprint House 9 Station Road                         | Maidstone Kent ME14 1QJ        | High Street               | Large | 100 | 0.03  | Not started - methodology<br>applied   | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 13 |    | 7  | 6  | 13 |  |  |
| 16/506266            | Full                  |         | Sharp House, Tovil Green,                               | Tovil, Kent, ME15 6RL          | South                     | Large | 100 | 0.17  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 13 | 7  | 6  |    | 13 |  |  |
| 22/504154/F<br>ULL   | Full                  |         | 79 London Road  | Maidstone Kent ME16<br>ODU     | Bridge                    | Large | 100 | 0.31  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 12 | 6  | 6  |    | 12 |  |  |
| 20/504834/F<br>ULL   | Full                  |         | Land At Granville Road                                  | Maidstone Kent ME14 2BJ        | North                     | Large | 100 | 0.05  | Not started - methodology<br>applied   | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 12 |    | 6  | 6  | 12 |  |  |
| 16/506707            | Full                  |         | 57 - 59 Church Street,                                  | Tovil, Kent, ME15 6RB          | South                     | Large | 100 | 0.13  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 12 | 6  | 6  |    | 12 |  |  |
| 15/506036            | Full                  |         | 105 Week Street   | Maidstone, Kent, ME14<br>1RB   | High Street               | Large | 100 | 0.03  | Under construction -<br>methodology applied  | A | Site with detailed permission. Considered deliverable until<br>permission expires. No clear evidence to suggest otherwise. | 11 | 6  | 5  |    | 11 |  |  |

|                    |                       |          |  |  |                            |       |     |       |   |   |   |    |    |   |   |    |   |  |
|--------------------|-----------------------|----------|--|--|----------------------------|-------|-----|-------|---|---|---|----|----|---|---|----|---|--|
| 21/506862/R<br>EM  | Reserved<br>Matters   | H1 (10)  | Land south of Sutton Road (Phase 1)                      | Langley, Kent                                | Park Wood                  | Large | 0   | 47.29 | Under construction -<br>developer feedback  | A | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.       | 10 | 10 |   |   | 10 |   |  |
| 20/506064/F<br>ULL | Full                  |          | Culls Farm Dean Street                                   | East Farleigh ME15 0PS                       | Coxheath And Hunton        | Large | 100 | 0.75  | Under construction -<br>methodology applied | A | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.       | 10 | 5  | 5 |   | 10 |   |  |
| 19/502580/F<br>ULL | Full                  |          | 18-21 Foster Street                                      | Maidstone Kent ME15 6NH                      | High Street                | Large | 0   | 0.04  | Not started - methodology<br>applied        | A | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.       | 10 |    | 5 | 5 | 10 |   |  |
| 18/503186          | Full                  |          | Haynes K Vehicle Repairs Centre, Waterloo Street         | Maidstone, Kent, ME15 7UH                    | High Street                | Large | 100 | 0.08  | Under construction -<br>methodology applied | A | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.       | 10 | 5  | 5 |   | 10 |   |  |
| 20/502770/F<br>ULL | Full                  |          | Holman House, Station Road                               | Staplehurst, Tonbridge, Kent, TN12 0QQ       | Staplehurst                | Large | 100 | 0.14  | Under construction -<br>methodology applied | A | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.       | 10 | 5  | 5 |   | 10 |   |  |
| 17/503118          | Full                  | H1 (63)  | Land adjacent to the Windmill, Eythorne Street           | Hollingbourne, Kent, ME17 1TR                | North Downs                | Large | 0   | 1.52  | Under construction -<br>methodology applied | A | Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.       | 10 | 5  | 5 |   | 10 |   |  |
| 22/503353/F<br>ULL | Full                  |          | Land North Of Crisfield House And Egypt House The Street | Bearsted Kent                                | Bearsted                   | Large | 100 | 0.28  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  | 5  | 4 |   | 9  |   |  |
| 15/507909          | Full                  |          | Walderslade Woods Including, Land Off Wildfell Close     | Boxley, Kent                                 | Boxley                     | Large | 0   | 37.26 | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  | 5  | 4 |   | 9  |   |  |
| 22/500597/F<br>ULL | Full                  | LPRSA364 | Land At South East Coast Ambulance Service Heath Road    | Coxheath Maidstone ME17 4BG                  | Coxheath And Hunton        | Large | 100 | 0.39  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  |    | 5 | 4 | 9  |   |  |
| 21/504285/F<br>ULL | Full                  |          | 74 King Street   | Maidstone Kent ME14 1BH                      | High Street                | Large | 100 | 0.05  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  |    | 5 | 4 | 9  |   |  |
| 21/506860/F<br>ULL | Full                  |          | 91-93 King Street  | Maidstone Kent ME14 1BG                      | High Street                | Large | 100 | 0.05  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  |    | 5 | 4 | 9  |   |  |
| 22/503256/F<br>ULL | Full                  |          | Land Rear Of 70-72 King Street                           | Maidstone Kent ME14 1BL                      | High Street                | Large | 100 | 0.13  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  |    | 5 | 4 | 9  |   |  |
| 20/505662/F<br>ULL | Full                  |          | Land At 59 Linton Road Loose                             | Maidstone Kent ME15 0AH                      | Loose                      | Large | 100 | 0.57  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  | 5  | 4 |   | 9  |   |  |
| 22/500458/F<br>ULL | Full                  |          | Mulberry House 16 Northumberland Road                    | Maidstone Kent ME15 7LI                      | Shepway South              | Large | 100 | 0.11  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  | 5  | 4 |   | 9  |   |  |
| 19/506070/R<br>EM  | Reserved<br>Matters   |          | Land North Of, Wind Chimes, Chartway Street              | Sutton Valence, Kent, ME17 3JA               | Sutton Valence And Langley | Large | 0   | 0.9   | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  |    | 5 | 4 | 9  |   |  |
| 21/501742/O<br>UT  | Outline               |          | Land Adjacent To Wind Chimes Chartway Street             | Land Adjacent To Wind Chimes Chartway Street | Sutton Valence And Langley | Large | 0   | 0.93  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 9  |    |   | 5 | 4  | 9 |  |
| 22/501405/F<br>ULL | Full                  |          | Springwood Road Nurses Accommodation Springwood Road     | Barming Kent                                 | Heath                      | Large | 100 | 0.65  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 8  |    | 4 | 4 | 8  |   |  |
| 21/505550/F<br>ULL | Full                  |          | 17 And Rear Of 15 Gabriels Hill                          | Maidstone Kent ME15 6HR                      | High Street                | Large | 100 | 0.03  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 8  | 4  | 4 |   | 8  |   |  |
| 19/501171/P<br>NPA | Other Major           |          | The Workshops , Land Adj To White House                  | Stockbury Valley, Stockbury, Kent, ME9 7QD   | North Downs                | Large | 100 | 0.05  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 8  | 4  | 4 |   | 8  |   |  |
| 20/502698/F<br>ULL | Full                  | LPRSA251 | 146 Heath Road   | Maidstone, Kent, ME17 4PL                    | Coxheath And Hunton        | Large | 100 | 0.18  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 8  | 8  |   |   | 8  |   |  |
| 20/500713/F<br>ULL | Full                  |          | Bicknor Farm Sutton Road Langley                         | Maidstone Kent ME17 3NG                      | Downswood And Otham        | Large | 0   | 0.73  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 7  |    | 4 | 3 | 7  |   |  |
| 20/500259/F<br>ULL | Full                  |          | 2 County Road  | Maidstone Kent ME14 1UY                      | East                       | Large | 100 | 0.03  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 7  | 4  | 3 |   | 7  |   |  |
| 21/504731/P<br>NMA | Prior<br>notification |          | 3 Stockett Lane  | Coxheath Kent ME17 4PS                       | Coxheath And Hunton        | Large | 100 | 0.07  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 6  | 6  |   |   | 6  |   |  |
| 14/505311          | Full                  |          | 98-99 Florence Road                                      | Maidstone, Kent, ME16 8EN                    | Fant                       | Large | 100 | 0.03  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 6  | 6  |   |   | 6  |   |  |
| 18/501427          | Full                  |          | Medway House, 26-28 Medway Street                        | Maidstone, Kent, ME14 1JS                    | High Street                | Large | 100 | 0.07  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 6  | 6  |   |   | 6  |   |  |

|                      |                    |   |                                     |                                      |       |     |      |  |   |   |   |   |   |
|----------------------|--------------------|---|-------------------------------------|--------------------------------------|-------|-----|------|--|---|---|---|---|---|
| 20/501841/F<br>ULL   | Full               | 13 Knightrider Street                               | Maidstone Kent ME15 6LP             | High Street                          | Large | 100 | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 6 | 6 | 6 |
| 21/503843/F<br>ULL   | Full               | 14, 16, 18, 20, 22, & 24 College Road               | Maidstone Kent ME15 6YF             | High Street                          | Large | 100 | 0.06 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 6 | 6 | 6 |
| 21/502734/F<br>ULL   | Full               | Colman House Colman Parade 10 King Street           | Maidstone Kent ME14 1DN             | High Street                          | Large | 100 | 0.05 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 6 | 6 | 6 |
| 19/506404/P<br>NOCLA | Prior notification | Blake House Peel Street                             | Maidstone Kent ME14 2SD             | North                                | Large | 100 | 0.09 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 6 | 6 | 6 |
| 20/504385/F<br>ULL   | Full               | 66 Tonbridge Road                                   | Maidstone Kent ME16 8SE             | Bridge                               | Large | 100 | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 5 | 5 | 5 |
| 21/504226/P<br>NOCLA | Prior notification | Ashmore House 57 London Road                        | Maidstone Kent ME16 8JH             | Bridge                               | Large | 100 | 0.12 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 5 | 5 | 5 |
| 21/500349/P<br>NQCLA | Prior notification | Homelands Farm Dean Street East Farleigh            | Maidstone Kent ME15 OPT             | Coxheath And Hunton                  | Small | 0   | 0.06 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 5 | 5 | 5 |
| 20/502018/F<br>ULL   | Full               | Four Oaks Farm Four Oaks Road Headcorn              | Ashford Kent TN27 9PB               | Headcorn                             | Large | 0   | 0.54 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 5 | 5 | 5 |
| 22/504524/F<br>ULL   | Full               | Land To The Rear Of The Foremans Centre High Street | Headcorn Kent TN27 9NE              | Headcorn                             | Large | 100 | 0.37 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 5 | 5 | 5 |
| 19/502501/P<br>NOCLA | Other Minor        | First Second And Third Floor 10 Middle Row          | Maidstone Kent ME14 1TG             | High Street                          | Large | 100 | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 5 | 5 | 5 |
| 17/503852            | Full               | Wierton Place, Wierton Road                         | Boughton Monchelsea, Kent, ME17 4JW | Boughton Monchelsea And Chart Sutton | Small | 100 | 0.68 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 20/504153/F<br>ULL   | Full               | 3 Blind Lane, Bredhurst                             | Gillingham, Kent, ME7 3JR           | Boxley                               | Small | 100 | 0.38 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 21/504880/F<br>ULL   | Full               | Stilebridge Kennels Stilebridge Lane Linton         | Maidstone Kent ME17 4DE             | Coxheath And Hunton                  | Small | 100 | 0.39 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 21/500564/F<br>ULL   | Full               | Runham Farm Runham Lane                             | Harrietsham ME17 1NH                | Harrietsham And Lenham               | Small | 0   | 0.51 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 21/505816/O<br>UT    | Outline            | The Rectory Church Road Harrietsham                 | Maidstone Kent ME17 1AP             | Harrietsham And Lenham               | Large | 0   | 0.31 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 22/503153/R<br>EM    | Reserved Matters   | 3 Kings Road  | Headcorn Kent TN27 9QT              | Headcorn                             | Small | 100 | 0.11 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 21/504488/F<br>ULL   | Full               | Oast Church Farm Ulcombe Hill                       | Ulcombe Kent ME17 1DN               | Headcorn                             | Small | 100 | 0.17 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 16/508574            | Full               | 24 Lower Stone Street,                              | Maidstone, Kent, ME15 6LX           | High Street                          | Small | 100 | 0.04 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 22/505354/P<br>NMA   | Prior notification | Invicta House Pudding Lane                          | Maidstone Kent ME14 1NX             | High Street                          | Small | 100 | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 23/500470/F<br>ULL   | Full               | 17 Albion Place                                     | Maidstone Kent ME14 5EQ             | High Street                          | Small | 100 | 0.09 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 20/505396/P<br>NQCLA | Prior notification | Barn A Land Fronting Willow Farm Collier Street     | Tonbridge Kent TN12 9RP             | Marden And Yalding                   | Small | 0   | 0.29 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 22/503088/F<br>ULL   | Full               | White Hart Claygate                                 | Marden TN12 9PL                     | Marden And Yalding                   | Small | 100 | 0.38 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 22/504747/F<br>ULL   | Full               | Land Rear Of The Taj Of Kent Church Green           | Marden Kent                         | Marden And Yalding                   | Small | 100 | 0.19 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 22/502569/F<br>ULL   | Full               | 123-125 Boxley Road                                 | Maidstone Kent ME14 2TJ             | North                                | Small | 100 | 0.01 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 21/502271/P<br>NOCLA | Prior notification | Rear Office Block At 539 Loose Road                 | Maidstone Kent ME15 9UQ             | South                                | Small | 100 | 0.04 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 4 | 4 | 4 |
| 22/502745/F<br>ULL   | Full               | Mid Kent Shopping Centre Castle Road                | Maidstone Kent ME16 0PU             | Allington                            | Small | 100 | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 3 | 3 | 3 |

|                      |                       |   |  |  |       |     |      |   |   |   |   |   |   |
|----------------------|-----------------------|---|--|--|-------|-----|------|---|---|---|---|---|---|
| 20/506115/P<br>NQCLA | Prior<br>notification | Burford Farm Redwall Lane Linton                            | Maidstone Kent ME17<br>4BD                           | Coxheath And<br>Hunton                     | Small | 0   | 0.16 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 20/505470/F<br>ULL   | Full                  | 45 Union Street   | Maidstone Kent ME14<br>1ED                           | East                                       | Small | 100 | 0.02 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 22/501229/F<br>ULL   | Full                  | 76 Bower Lane   | Maidstone Kent ME16<br>8EH                           | Fant                                       | Small | 100 | 0.02 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 21/504099/F<br>ULL   | Full                  | Agricultural Buildings at Judge House Frsm<br>Woodcock Lane | Boughton Malherbe,<br>Maidstone Kent ME17<br>2AY     | Headcorn                                   | Small | 0   | 0.02 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 21/502380/F<br>ULL   | Full                  | Parsonage Farm East Sutton Hill East Sutton                 | Maidstone Kent ME17<br>3DG                           | Headcorn                                   | Small | 0   | 0.15 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 21/503150/F<br>ULL   | Full                  | The Old Forge Chartway Street East Sutton                   | Maidstone Kent ME17<br>3DW                           | Headcorn                                   | Small | 100 | 0.26 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 21/502084/P<br>NQCLA | Prior<br>notification | The Packhouse Den Lane Collier Street                       | Tonbridge Kent TN12 9PX                              | Marden And<br>Yalding                      | Small | 0   | 0.49 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 22/503450/F<br>ULL   | Full                  | 35 Scott Street   | Maidstone Kent ME14<br>2TA                           | North                                      | Small | 100 | 0.02 | Under construction -<br>methodology applied                     | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 22/504589/F<br>ULL   | Full                  | 7 Clarendon Place King Street                               | Maidstone Kent ME14<br>1BQ                           | High Street                                | Small | 100 | 0.04 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 22/503932/F<br>ULL   | Full                  | Land At Sheridan Close                                      | Maidstone Kent ME14<br>2QP                           | North                                      | Small | 100 | 0.06 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 22/504121/F<br>ULL   | Full                  | Hall At Former Detling Church Of England<br>Primary School  | The Street Detling<br>Maidstone Kent ME14 3JT        | Detling And<br>Thurnham                    | Small | 100 | 0.2  | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 20/501595/P<br>NQCLA | Prior<br>notification | Newstead Farm Couchman Green Lane                           | Staplehurst Tonbridge<br>Kent TN12 0RT               | Staplehurst                                | Small | 0   | 0.02 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 23/500392/P<br>NQCLA | Prior<br>notification | Agricultural Barn At Newstead Farm<br>Couchman Green Lane   | Staplehurst Tonbridge<br>Kent TN12 0RT               | Staplehurst                                | Small | 0   | 0.02 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 21/505458/R<br>EM    | Reserved<br>Matters   | Land Rear Of Redic House Warmlake Road                      | Sutton Valence Kent<br>ME17 3LP                      | Sutton Valence<br>And Langley              | Small | 0   | 0.3  | Under construction -<br>methodology applied                     | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 22/503934/F<br>ULL   | Full                  | Land At The Harbour   | Sutton Valence Kent<br>ME17 3AB                      | Sutton Valence<br>And Langley              | Small | 100 | 0.06 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 3 | 3 | 3 |
| 22/504279/F<br>ULL   | Full                  | 5 Peel Street   | Maidstone Kent ME14<br>2SA                           | North                                      | Small | 100 | 0.03 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 21/504050/O<br>UT    | Outline               | Former Rosemead Nursery Maidstone Road                      | Headcorn Kent TN27 9RT                               | Headcorn                                   | Large | 100 | 0.94 | Outline PP for 12 (self builds)<br>- 10 are u/c (Nursery Close) | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 22/505554/F<br>ULL   | Full                  | 14 Blackmanstone Way  | Maidstone Kent ME16<br>0NT                           | Allington                                  | Small | 100 | 0.06 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 18/503404            | Full                  | The Yard, Hermitage Lane,                                   | Boughton Monchelsea,<br>Maidstone, Kent, ME17<br>4DA | Boughton<br>Monchelsea And<br>Chart Sutton | Small | 100 | 0.15 | Under construction -<br>methodology applied                     | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 17/505986            | Full                  | Former Highways Depot, Upper Barn Hill                      | Hunton, Kent, ME15 0QL                               | Coxheath And<br>Hunton                     | Small | 100 | 0.21 | Under construction -<br>methodology applied                     | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 21/506706/F<br>ULL   | Full                  | Land Adjacent To The Good Intent The Green<br>West Farleigh | Maidstone Kent ME15<br>0NN                           | Coxheath And<br>Hunton                     | Small | 0   | 0.22 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 21/502567/F<br>ULL   | Full                  | Old Savage Farm East Street                                 | Hunton Kent ME15 0QY                                 | Coxheath And<br>Hunton                     | Small | 100 | 0.39 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 22/505394/R<br>EM    | Reserved<br>Matters   | Land At Linden Farm Barn Stockett Lane<br>Coxheath          | Maidstone Kent ME17 4PS                              | Coxheath And<br>Hunton                     | Large | 0   | 0.48 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 19/505345/F<br>ULL   | Full                  | 19 Dover Street   | Maidstone Kent ME16 8LF                              | Fant                                       | Small | 100 | 0.01 | Under construction -<br>methodology applied                     | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 20/504588/O<br>UT    | Outline               | Land Rear Of 59-65 Hartnup Street                           | Maidstone Kent ME16 8LT                              | Fant                                       | Small | 0   | 0.04 | Not started - methodology<br>applied                            | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |
| 21/505425/F<br>ULL   | Full                  | Land To The Rear Of 244 - 250 Upper Fant<br>Road            | Maidstone Kent ME16<br>8BX                           | Fant                                       | Small | 100 | 0.07 | Under construction -<br>methodology applied                     | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 2 | 2 | 2 |

|                      |                    |  |                                   |                            |       |     |      |  |   |   |   |   |   |
|----------------------|--------------------|--|-----------------------------------|----------------------------|-------|-----|------|--|---|---|---|---|---|
| 19/502289/F<br>ULL   | Full               | Land Adjoining 12 Lower Fant Road                  | Maidstone Kent                    | Fant                       | Small | 0   | 0.14 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 19/501616/P<br>NQCLA | Other Minor        | Buildings 2 & 4, Runham Farm, Runham Lane          | Harrietsham, Kent, ME17 1NH       | Harrietsham And Lenham     | Small | 0   | 0.17 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 21/504445/P<br>NMA   | Prior notification | The Old Engine Shed Lenham Heath Road Lenham Heath | Maidstone Kent ME17 2BS           | Harrietsham And Lenham     | Small | 100 | 0.05 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 18/503980            | Full               | Hazelpits Farm, Ulcombe Road                       | Headcorn, Ashford, Kent, TN27 9LD | Headcorn                   | Small | 0   | 1.2  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 20/503663/P<br>NQCLA | Prior notification | Bushel Box Barn Church Farm Ulcombe Hill           | Ulcombe Maidstone Kent ME17 1DN   | Headcorn                   | Small | 0   | 0.05 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 22/501938/F<br>ULL   | Full               | The Cloth Hall North Street                        | Headcorn Kent TN27 9NN            | Headcorn                   | Small | 100 | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 22/503933/F<br>ULL   | Full               | Garage And Car Park Off Thatch Barn Road           | Headcorn Kent TN27 9UB            | Headcorn                   | Small | 100 | 0.07 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 22/503492/F<br>ULL   | Full               | 48 Mote Road                                       | Maidstone Kent ME15 6ET           | High Street                | Small | 100 | 0.01 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 22/505704/F<br>ULL   | Full               | Land Adjacent To 79 Quarry Road                    | Maidstone Kent ME15 6UB           | High Street                | Small | 0   | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 20/505100/P<br>NQCLA | Prior notification | Martins Fruit Farm Spenny Lane Marden              | Tonbridge Kent TN12 9PR           | Marden And Yalding         | Small | 0   | 0.02 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 20/504945/F<br>ULL   | Full               | Far Acre Farm, Goudhurst Road                      | Marden, Kent, TN12 9LT            | Marden And Yalding         | Small | 0   | 0.5  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 21/505741/F<br>ULL   | Full               | The Granary Rock Farm Gibbs Hill Nettlestead       | Maidstone Kent ME18 5HT           | Marden And Yalding         | Small | 100 | 0.25 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 22/500669/F<br>ULL   | Full               | Land At The Dog And Gun PH Boxley Road             | Maidstone Kent ME14 2TL           | North                      | Small | 0   | 0.05 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 23/500331/F<br>ULL   | Full               | 2 Cross Street                                     | Maidstone Kent ME14 2SN           | North                      | Small | 100 | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 22/501507/F<br>ULL   | Full               | Land Adj To 59 Sandling Road                       | Maidstone Kent ME14 2RH           | North                      | Small | 0   | 0.03 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 21/506294/F<br>ULL   | Full               | Land Rear Of 94 Plains Avenue                      | Maidstone Kent ME15 7AU           | Shepway North              | Small | 0   | 0.03 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 21/506864/F<br>ULL   | Full               | Land Adjacent 116 Camp Way                         | Maidstone Kent ME15 9BA           | Shepway North              | Small | 0   | 0.1  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 19/504438/F<br>ULL   | Full               | Land Rear of 258 To 262 Willington Street          | Maidstone Kent ME15 8AT           | Shepway South              | Small | 0   | 0.05 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 20/504163/F<br>ULL   | Full               | Little Woodford Maidstone Road Staplehurst         | Tonbridge Kent TN12 0RHc          | Staplehurst                | Small | 0   | 0.77 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 17/506518/P<br>NQCLA | Other Minor        | Stable And Cattle Shed, Bletchenden Road           | Headcorn, Ashford, Kent, TN27 9JB | Headcorn                   | Small | 0   | 0.09 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 20/503446/P<br>NPA   | Prior notification | Coombe Farm Sutton Valence Hill Sutton Valence     | Maidstone Kent ME17 3AX           | Sutton Valence And Langley | Small | 100 | 0.05 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 21/500130/F<br>ULL   | Full               | 7-9 Lower Stone Street                             | Maidstone Kent ME15 6JX           | High Street                | Small | 100 | 0.05 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 2 | 2 | 2 |
| 20/504997/F<br>ULL   | Full               | 2 Maple Avenue                                     | Maidstone Kent ME16 0DD           | Allington                  | Small | 0   | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/503603/F<br>ULL   | Full               | 38 South Street Barming                            | Maidstone Kent ME16 9EY           | Barming                    | Small | 0   | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/505295/F<br>ULL   | Full               | 13 Spot Lane Bearsted                              | Maidstone Kent ME15 8PS           | Bearsted                   | Small | 100 | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/505704/F<br>ULL   | Full               | Coppers St Faiths Lane Bearsted                    | Maidstone Kent ME14 4JN           | Bearsted                   | Small | 0   | 0.32 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |



|                   |                    |   |   |                                      |       |     |      |  |   |   |   |   |   |
|-------------------|--------------------|---|---|--------------------------------------|-------|-----|------|--|---|---|---|---|---|
| 20/501750/F ULL   | Full               | Land Rear Of 13 Manor Close Bearsted                            | Maidstone Kent ME14 4BY                     | Bearsted                             | Small | 0   | 0.1  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/503773/F ULL   | Full               | Bearsted Library The Green Bearsted                             | Maidstone Kent ME14 4DN                     | Bearsted                             | Small | 100 | 0.12 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/500303/F ULL   | Full               | Land To The Rear Of 92 The Quarries Boughton Monchelsea         | Maidstone Kent ME17 4NJ                     | Boughton Monchelsea And Chart Sutton | Small | 0   | 0.11 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 18/506187         | Full               | Lambs Cross Farm, Chart Hill Road,                              | Chart Sutton, Maidstone, Kent, ME17 3EX     | Boughton Monchelsea And Chart Sutton | Small | 100 | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/500723/F ULL   | Full               | Grain Store and Barn Adjacent Chaney Court Cottage              | Chart Hill Road, Staplehurst, Kent TN12 0RW | Boughton Monchelsea And Chart Sutton | Small | 0   | 0.01 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/501685/P NQCLA | Prior notification | Knowlesden Farm, Lower Farm Road                                | Boughton Monchelsea, Kent, ME17 3HA         | Boughton Monchelsea And Chart Sutton | Small | 0   | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/500282/P NQCLA | Prior notification | The Farrow Barn Gibsons Barn Lower Farm Road                    | Boughton Monchelsea Maidstone Kent ME17 3HA | Boughton Monchelsea And Chart Sutton | Small | 0   | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/506457/P NQCLA | Prior notification | Eel House Farm Boughton Bottom Farm Lower Farm Road             | Boughton Monchelsea, Kent, ME17 4DD         | Boughton Monchelsea And Chart Sutton | Small | 0   | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/503028/F ULL   | Full               | Park Farm Rectory Lane Chart Sutton                             | Maidstone Kent ME17 3RD                     | Boughton Monchelsea And Chart Sutton | Small | 0   | 0.78 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/504937/F ULL   | Full               | Castle Vale Castle Dene   | Maidstone Kent ME14 2NH                     | Boxley                               | Small | 100 | 0.38 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/503771/F ULL   | Full               | The Haven Forge Lane  | Boxley Kent ME14 3DU                        | Boxley                               | Small | 100 | 0.19 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/502307/O UT    | Outline            | The Three Ashes Boxley Road Walderslade                         | Chatham Kent ME5 9JG                        | Boxley                               | Small | 0   | 4.13 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/502452/F ULL   | Full               | Anacapri Weaving Street   | Weaving Kent ME14 5JH                       | Boxley                               | Small | 100 | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504650/F ULL   | Full               | Land Rear Of Forge Lodge Forge Lane Bredhurst                   | Gillingham Kent ME7 3JWC                    | Boxley                               | Small | 0   | 0.13 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/506626/F ULL   | Full               | Stables At Stud Farm Dunn Street Road                           | Bredhurst Kent ME7 3NA                      | Boxley                               | Small | 0   | 0.07 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/504933/F ULL   | Full               | 22 Goldstone Walk   | Boxley Kent ME5 9QB                         | Boxley                               | Small | 0   | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/504512/O UT    | Outline            | Little Eastleigh Grove Green Road                               | Weaving Kent ME14 5JX                       | Boxley                               | Small | 0   | 0.07 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 23/500573/F ULL   | Full               | Jonquil Weaving Street  | Weaving Kent ME14 5JH                       | Boxley                               | Small | 100 | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/503199/F ULL   | Full               | 2 Greenwich Close   | Maidstone Kent ME16 0JA                     | Bridge                               | Small | 0   | 0.19 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/502198/F ULL   | Full               | Land Adjacent The Mews Buckland Lane                            | Maidstone Kent ME16 0BH                     | Bridge                               | Small | 0   | 0.11 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/503699/F ULL   | Full               | 18 Bower Street   | Maidstone Kent ME16 8SD                     | Bridge                               | Small | 100 | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/503633/F ULL   | Full               | Ewell Manor Ewell Lane West Farleigh                            | Maidstone Kent ME15 0NG                     | Coxheath And Hunton                  | Small | 0   | 0.83 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/503182/F ULL   | Full               | Hilltop Farm Shingle Barn Lane                                  | West Farleigh Kent ME15 0PL                 | Coxheath And Hunton                  | Small | 0   | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/505486/F ULL   | Full               | Former Water Pumhouse At Corner Of Dean Street and Workhouse Ln | East Farleigh Kent ME15 0PR                 | Coxheath And Hunton                  | Small | 100 | 0.02 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/504551/F ULL   | Full               | River Barn Tutsham Farm West Farleigh                           | Maidstone Kent ME15 0NE                     | Coxheath And Hunton                  | Small | 100 | 0.53 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/505340/F ULL   | Full               | Chapel Nursery Pleasant Valley Lane East Farleigh               | Maidstone Kent ME15 0BB                     | Coxheath And Hunton                  | Small | 0   | 0.08 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |

|                      |                    |   |                                     |                        |       |     |       |  |   |   |   |   |   |
|----------------------|--------------------|---|-------------------------------------|------------------------|-------|-----|-------|--|---|---|---|---|---|
| 21/505677/F<br>ULL   | Full               | Westerhill Westerhill Road Coxheath                 | Maidstone Kent ME17 4BT             | Coxheath And Hunton    | Small | 0   | 0.07  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/501786/F<br>ULL   | Full               | 3 Stockett Lane Coxheath                            | Kent ME17 4PS                       | Coxheath And Hunton    | Small | 100 | 0.07  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/503634/P<br>NQCLA | Prior notification | Peartree Farm Ewell Lane West Farleigh              | Maidstone Kent ME15 ONG             | Coxheath And Hunton    | Small | 0   | 0.05  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/506664/F<br>ULL   | Full               | Rosehill Vanity Lane Linton                         | Maidstone Kent ME17 4BP             | Coxheath And Hunton    | Small | 0   | 0.07  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/505494/F<br>ULL   | Full               | Linton Park Heath Road                              | Linton Kent ME17 4AB                | Coxheath And Hunton    | Small | 100 | 14.06 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/501972/F<br>ULL   | Full               | Land At 3 Hockers Lane                              | Detling Kent ME14 3JP               | Detling And Thurnham   | Small | 0   | 0.07  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/500147            | Full               | 137 Hockers Lane                                    | Thurnham, Kent, ME14 5JY            | Detling And Thurnham   | Small | 0   | 0.07  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/501295/F<br>ULL   | Full               | Land Rear Of 7 The Street                           | Detling Kent ME14 3JU               | Detling And Thurnham   | Small | 0   | 0.05  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/503337/F<br>ULL   | Full               | Glenrowan House Roundwell                           | Bearsted Kent ME14 4HL              | Detling And Thurnham   | Small | 100 | 0.12  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/501868/F<br>ULL   | Full               | The Oast Rose Cottage Otham Street Otham            | Maidstone Kent ME15 8RL             | Downswood And Otham    | Small | 100 | 0.08  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/501764/F<br>ULL   | Full               | 22 St Luke's Avenue                                 | Maidstone Kent ME14 5AL             | East                   | Small | 100 | 0.02  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/502794/F<br>ULL   | Full               | Land South Of 36 Hedley Street                      | Maidstone Kent ME14 5AD             | East                   | Small | 100 | 0.05  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/500931/F<br>ULL   | Full               | 58 Penenden Heath Road                              | Maidstone Kent ME14 2DE             | East                   | Small | 100 | 0.05  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/501641/F<br>ULL   | Full               | 83 St Luke's Road                                   | Maidstone Kent ME14 5AS             | East                   | Small | 100 | 0.05  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/502643/F<br>ULL   | Full               | St Luke's House 16 St Luke's Road                   | Maidstone Kent ME14 5AW             | East                   | Small | 100 | 0.14  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/503108/F<br>ULL   | Full               | 16 Hatherall Road                                   | Maidstone, Kent ME14 5HE            | East                   | Small | 0   | 0.02  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 18/503410            | Full               | 130 Upper Fant Road                                 | Maidstone, Kent, ME16 8BU           | Fant                   | Small | 100 | 0.03  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/503343/F<br>ULL   | Full               | 51 Florence Road                                    | Maidstone, Kent, ME16 8EL           | Fant                   | Small | 0   | 0.02  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/502487/F<br>ULL   | Full               | 515 Tonbridge Road Maidstone                        | Kent ME16 9LH                       | Fant                   | Small | 100 | 0.02  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/502891/F<br>ULL   | Full               | 37 Gatland Lane                                     | Maidstone Kent ME16 8PJ             | Fant                   | Small | 0   | 0.05  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504617/F<br>ULL   | Full               | 195 Upper Fant Road                                 | Maidstone Kent ME16 8BX             | Fant                   | Small | 100 | 0.05  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/502583/F<br>ULL   | Full               | 78 Glebe Lane                                       | Maidstone Kent ME16 9BA             | Fant                   | Small | 100 | 0.07  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/501018/F<br>ULL   | Full               | Fairbourne Manor Fairbourne Lane Harrietsham        | Maidstone Kent ME17 1LN             | Harrietsham And Lenham | Small | 0   | 0.23  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/500826/F<br>ULL   | Full               | 7 Royton Avenue Lenham                              | Maidstone Kent ME17 2PS             | Harrietsham And Lenham | Small | 0   | 0.17  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/502678/P<br>NPA   | Prior notification | Fairbourne Inch Fairbourne Lane                     | Harrietsham Maidstone Kent ME17 1LQ | Harrietsham And Lenham | Small | 100 | 0.04  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/505654/P<br>NQCLA | Prior notification | Mount Castle Cottage Mount Castle Lane Lenham Heath | Maidstone Kent ME17 2JF             | Harrietsham And Lenham | Small | 0   | 0.02  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |

|                   |                    |   |                                     |                        |       |     |      |  |   |   |   |   |   |
|-------------------|--------------------|---|-------------------------------------|------------------------|-------|-----|------|--|---|---|---|---|---|
| 21/501985/F ULL   | Full               | The Old Piggery Mansion Farm Liverton Hill                    | Sandway Kent ME17 2NJ               | Harrietsham And Lenham | Small | 0   | 0.17 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/505923/F ULL   | Full               | 8- 10 Maidstone Road Lenham                                   | Maidstone Kent ME17 2QH             | Harrietsham And Lenham | Small | 0   | 0.06 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/503543/F ULL   | Full               | Paradi Dickey Lane Lenham                                     | Maidstone Kent ME17 2DD             | Harrietsham And Lenham | Small | 0   | 0.19 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 18/503189         | Full               | Popes Hall Farm, Sandway                                      | Maidstone, Kent, ME17 2BH           | Headcorn               | Small | 0   | 0.09 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/505774/F ULL   | Full               | The Old Apple Store On Land Bet Forge House & Rock Cottage,   | Pye Corner, Ulcombe, Kent, ME17 1EH | Headcorn               | Small | 0   | 0.09 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/505482/F ULL   | Full               | Rain Farm, Eastwood Road,                                     | Ulcombe, Kent, ME17 1EJ             | Headcorn               | Small | 0   | 0.06 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/506112/F ULL   | Full               | Bletchenden Farm Bletchenden Road Headcorn                    | Ashford Kent TN27 9JB               | Headcorn               | Small | 0   | 0.64 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/505238/F ULL   | Full               | Hill Farm Barn, Lenham Road                                   | Ulcombe, Kent, ME17 1LT             | Headcorn               | Small | 0   | 0.05 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 18/506485         | Full               | Cattle Shed, Bletchenden Farm, Bletchenden Road               | Headcorn, Kent, TN27 9JB            | Headcorn               | Small | 0   | 0.3  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/501979/P NOCLA | Prior notification | Carriage Barn Church Farm Ulcombe Hill Ulcombe                | Maidstone Kent ME17 1DN             | Headcorn               | Small | 100 | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/503664/P NQCLA | Prior notification | The Dutch Barn Church Farm Ulcombe Hill                       | Ulcombe Maidstone Kent ME17 1DN     | Headcorn               | Small | 0   | 0.09 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/503581/P NQCLA | Prior notification | The Cattle Shed Woodside Farm Grigg Lane Headcorn             | Ashford Kent TN27 9LU               | Headcorn               | Small | 0   | 0.09 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/503478/F ULL   | Full               | Church Farm Ulcombe Hill                                      | Church Farm Ulcombe Hill            | Headcorn               | Small | 0   | 0.09 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/502312/P NQCLA | Prior notification | Bletchenden Cottage Bletchenden Road                          | Headcorn Kent TN27 9JB              | Headcorn               | Small | 0   | 0.09 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504263/P 20ZA  | Prior notification | Industrial Unit To The Rear Of Hillcroft Ulcombe Hill Ulcombe | Maidstone Kent ME17 1DJ             | Headcorn               | Small | 100 | 0.1  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/505142/P NQCLA | Prior notification | Jadun Stables Bletchenden Road                                | Headcorn Kent TN27 9JB              | Headcorn               | Small | 0   | 0.32 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504647/F ULL   | Full               | Church Farm, Ulcombe Hill                                     | Ulcombe, Kent ME17 1DN              | Headcorn               | Small | 0   | 0.1  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/503016/F ULL   | Full               | Orchard House, The Street                                     | Ulcombe, Maidstone, ME17 1DR        | Headcorn               | Small | 0   | 0.08 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504212/F ULL   | Full               | Church Farm Ulcombe Hill                                      | Ulcombe Kent ME17 1DN               | Headcorn               | Small | 0   | 0.13 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/500391/R EM    | Reserved Matters   | 7 Nursery Close   | Headcorn Kent TN27 9GF              | Headcorn               | Small | 100 | 0.16 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/500871/F ULL   | Full               | Barn At Roydon Farm Pye Corner Ulcombe                        | Maidstone Kent ME17 1EG             | Headcorn               | Small | 0   | 0.9  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/500646/R EM    | Reserved Matters   | 1 Nursery Close   | Headcorn Kent TN27 9GF              | Headcorn               | Small | 100 | 0.2  | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/500645/R EM    | Reserved Matters   | 8 Nursery Close   | Headcorn Kent TN27 9GF              | Headcorn               | Small | 100 | 0.16 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/501334/R EM    | Reserved Matters   | 9 Nursery Close   | Headcorn Kent TN27 9GF              | Headcorn               | Small | 100 | 0.21 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/502658/R EM    | Reserved Matters   | 2 Nursery Close   | Headcorn Kent TN27 9GF              | Headcorn               | Small | 0   | 0.16 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/502385/R EM    | Reserved Matters   | 4 Nursery Close   | Headcorn Kent TN27 9GF              | Headcorn               | Small | 0   | 0.16 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |

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|----------------------|-----------------------|--|---|--------------------|-------|-----|------|--|---|---|---|---|---|
| 22/502326/R<br>EM    | Reserved<br>Matters   | 11 Nursery Close   | Headcorn Kent TN27 9GF                    | Headcorn           | Small | 0   | 0.16 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/503515/R<br>EM    | Reserved<br>Matters   | 3 Nursery Close  | Headcorn Kent TN27 9GF                    | Headcorn           | Small | 0   | 0.16 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/503285/P<br>NQCLA | Prior<br>notification | Pinkhorn Green Farm Tattlebury Lane                        | Headcorn Kent TN27 9JU                    | Headcorn           | Small | 0   | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/502266/F<br>ULL   | Full                  | 21 Station Road  | Headcorn Kent TN27 9SB                    | Headcorn           | Small | 0   | 0.1  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/504672/P<br>NQCLA | Prior<br>notification | Agricultural Building At Luckhurst Farm Love Lane Headcorn | Ashford Kent TN27 9HL                     | Headcorn           | Small | 0   | 0.04 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/504303/R<br>EM    | Reserved<br>Matters   | 10 Nursery Close   | Headcorn Kent TN27 9GF                    | Headcorn           | Small | 100 | 0.16 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/505918/R<br>EM    | Reserved<br>Matters   | 12 Nursery Close   | Headcorn Kent TN27 9GF                    | Headcorn           | Large | 100 | 0.15 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/503370/F<br>ULL   | Full                  | 10A Queen Anne Road (Rear Of 35 Albion Place)              | Maidstone Kent ME14 1HB                   | High Street        | Small | 100 | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/504938/F<br>ULL   | Full                  | 73 Quarry Road   | Maidstone Kent ME15 6JB                   | High Street        | Small | 0   | 0.03 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/506389/F<br>ULL   | Full                  | 72 Old Tovil Road  | Maidstone Kent ME15 6QG                   | High Street        | Small | 100 | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504234/F<br>ULL   | Full                  | 20A Gabriels Hill  | Maidstone Kent ME15 6IG                   | High Street        | Small | 100 | 0.03 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/504439/F<br>ULL   | Full                  | Corpus Christi Hall Fairmeadow                             | Maidstone Kent ME14 1JP                   | High Street        | Small | 100 | 0.13 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/504053/F<br>ULL   | Full                  | 23 Melville Road   | Maidstone Kent ME15 7UY                   | High Street        | Small | 100 | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/501880/P<br>NQCLA | Prior<br>notification | Gravelly Barn, Gravelly Bottom Road                        | Kingswood, ME17 3NX                       | Leeds              | Small | 100 | 0.19 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/501748/F<br>ULL   | Full                  | Dunrovin 17 Charlesford Avenue Kingswood                   | Maidstone Kent ME17 3PE                   | Leeds              | Small | 100 | 4.12 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 18/502206            | Full                  | Land At Nettlestead Green House, Maidstone Road            | Nettlestead, Maidstone, Kent, ME18 5HE    | Marden And Yalding | Small | 100 | 1.35 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504903/F<br>ULL   | Full                  | Hopper Hut Land Adjacent To Nettlestead Green House        | Maidstone Road, Nettlestead Kent ME18 5HE | Marden And Yalding | Small | 100 | 1.35 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/500590/P<br>NQCLA | Other Minor           | Land Adjacent To Howland Road                              | Marden, Kent, TN12 9LF                    | Marden And Yalding | Small | 0   | 0.25 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/505438/P<br>NQCLA | Other Minor           | The Coach House Spenny Lane Claygate                       | Tonbridge Kent TN12 9PL                   | Marden And Yalding | Small | 0   | 0.01 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/500980/P<br>NQCLA | Prior<br>notification | Croft Lodge Farm Claygate Road Laddingford                 | Maidstone Kent ME18 6B                    | Marden And Yalding | Small | 0   | 5.53 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/503165/F<br>ULL   | Full                  | Hopper Hut Adjacent Hop Cottage Shingle Barn Lane          | West Farleigh ME15 0PJ                    | Marden And Yalding | Small | 100 | 0.01 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/505205/R<br>EM    | Reserved<br>Matters   | Teisides Nurseries Laddingford                             | Maidstone Kent ME18 6BP                   | Marden And Yalding | Small | 100 | 0.22 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504555/F<br>ULL   | Full                  | The Meadows Maidstone Road                                 | Nettlestead Kent ME18 5HE                 | Marden And Yalding | Small | 0   | 0.32 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/505282/F<br>ULL   | Full                  | Land Adjacent To Sunnyside Maidstone Road                  | Nettlestead Kent ME18 5HE                 | Marden And Yalding | Small | 0   | 0.38 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504807/F<br>ULL   | Full                  | Cherry Bank Plain Road Marden                              | Tonbridge Kent TN12 9EH                   | Marden And Yalding | Small | 100 | 0.09 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/503137/F<br>ULL   | Full                  | Rock Farm Barn Gibbs Hill Nettlestead                      | Maidstone Kent ME18 5HT                   | Marden And Yalding | Small | 100 | 0.28 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |

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| 22/501196/P<br>NQCLA | Prior<br>notification | Willows Farm Collier Street                                   | Tonbridge Kent TN12 9RP                | Marden And<br>Yalding         | Small | 0   | 0.26 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/502108/F<br>ULL   | Full                  | Land Rear Of 6 Moncktons Drive Off<br>Moncktons Lane          | Maidstone Kent ME14<br>2QD             | North                         | Small | 0   | 0.06 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 20/505792/F<br>ULL   | Full                  | 25 Castle Dene  | Maidstone Kent ME14<br>2NH             | North                         | Small | 100 | 0.09 | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 22/505200/F<br>ULL   | Full                  | 18 Sandling Lane  | Penenden Heath Kent<br>ME14 2DX        | North                         | Small | 100 | 0.05 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 22/504715/F<br>ULL   | Full                  | 130 Boxley Road   | Maidstone Kent ME14<br>2AH             | North                         | Small | 100 | 0.14 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 20/503018/F<br>ULL   | Full                  | 1 & 2 White Gate Cottages Hollingbourne Hill<br>Hollingbourne | Maidstone Kent ME17 1QJ                | North Downs                   | Small | 100 | 0.27 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 22/505787/F<br>ULL   | Full                  | Norton Hall Rigshill Road Otterden                            | Faversham Kent ME13 0JD                | North Downs                   | Small | 0   | 0.09 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 18/502005            | Full                  | 8A And 8 Mangravet Avenue                                     | Maidstone, Kent, ME15<br>9BQ           | Shepway North                 | Small | 100 | 0.05 | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 22/504116/F<br>ULL   | Full                  | 95 Sutton Road  | Maidstone Kent ME15<br>9AD             | Shepway North                 | Small | 100 | 0.06 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/501894/F<br>ULL   | Full                  | 169 Loose Road  | Maidstone Kent ME15<br>7DP             | Shepway North                 | Small | 100 | 0.2  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/504332/F<br>ULL   | Full                  | 79 West Park Road   | Maidstone Kent ME15<br>7AF             | Shepway North                 | Small | 100 | 0.04 | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 22/501946/F<br>ULL   | Full                  | Land Adjacent To 1 Stone Cottages Claygate                    | Maidstone Kent ME15<br>8DN             | Shepway North                 | Small | 0   | 0.06 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 22/503216/F<br>ULL   | Full                  | 83 Chapman Avenue   | Maidstone Kent ME15 8EL                | Shepway North                 | Small | 0   | 0.07 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/504929/F<br>ULL   | Full                  | Land Rear Of 260 To 262 Willington Street                     | Maidstone Kent ME15<br>8AT             | Shepway South                 | Small | 0   | 0.03 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/501340/F<br>ULL   | Full                  | 412 Loose Road  | Maidstone Kent ME15 9TX                | South                         | Small | 100 | 0.02 | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 20/502717/F<br>ULL   | Full                  | 69 Bathurst Road  | Staplehurst Tonbridge<br>Kent TN12 0LQ | Staplehurst                   | Small | 100 | 0.05 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/506627/F<br>ULL   | Full                  | Ely Oast Goudhurst Road Staplehurst                           | Tonbridge Kent TN12 0HB                | Staplehurst                   | Small | 100 | 0.15 | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/503017/F<br>ULL   | Full                  | Meadowcroft House Goudhurst Road<br>Staplehurst               | Tonbridge Kent TN12 0HQ                | Staplehurst                   | Small | 0   | 0.04 | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 20/504776/F<br>ULL   | Full                  | Barn Adj To Newhaven Farm Grave Lane                          | Staplehurst Tonbridge<br>Kent TN12 0JP | Staplehurst                   | Small | 0   | 0.1  | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 20/500269/F<br>ULL   | Full                  | Land South Of South Cottage High Street                       | Staplehurst Kent TN12<br>0BH           | Staplehurst                   | Small | 0   | 0.06 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/505937/P<br>NQCLA | Full                  | Overbridge Farm Marden Road Staplehurst                       | Tonbridge Kent TN12 0JH                | Staplehurst                   | Small | 0   | 0.06 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 22/505180/F<br>ULL   | Full                  | 9A Jaggard Way  | Staplehurst Kent TN12 0LF              | Staplehurst                   | Small | 0   | 0.06 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 22/505902/F<br>ULL   | Full                  | The Hop Picking Machine Shed Mathurst<br>Farm Goudhurst Road  | Staplehurst Tonbridge<br>Kent TN12 0HQ | Staplehurst                   | Small | 0   | 0.18 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 20/503225/F<br>ULL   | Full                  | Old Place Lower Road Sutton Valence                           | Maidstone Kent ME17 3AL                | Sutton Valence<br>And Langley | Small | 100 | 0.53 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 20/501356/P<br>NQCLA | Prior<br>notification | Pancake Old Apple Store Boyton Court Road                     | Sutton Valence Kent<br>ME17 3BY        | Sutton Valence<br>And Langley | Small | 0   | 0.2  | Under construction -<br>methodology applied | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |
| 21/505465/O<br>UT    | Outline               | Warmlake End Chartway Street Sutton<br>Valence                | Maidstone Kent ME17 3JA                | Sutton Valence<br>And Langley | Small | 100 | 0.05 | Not started - methodology<br>applied        | A | Minor extant permission (1-9 units). Considered deliverable<br>until permission expires. No clear evidence to suggest<br>otherwise. | 1 | 1 | 1 |

|                      |                    |   |                            |                                      |       |     |      |  |   |   |   |   |   |
|----------------------|--------------------|---|----------------------------|--------------------------------------|-------|-----|------|--|---|---|---|---|---|
| 21/506412/F<br>ULL   | Full               | The Barn Court House Rectory Lane Sutton Valence    | Maidstone Kent ME17 3BS    | Sutton Valence And Langley           | Small | 0   | 0.11 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/506677/F<br>ULL   | Full               | Orchard House Sutton Road Langley                   | Maidstone Kent ME17 3LZ    | Sutton Valence And Langley           | Small | 0   | 0.05 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/505080/F<br>ULL   | Full               | East Went Chartway Street Sutton Valence            | Maidstone Kent ME17 3JA    | Sutton Valence And Langley           | Small | 0   | 0.3  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/502049/F<br>ULLc  | Full               | 3 High Street Sutton Valence                        |                            | Sutton Valence And Langley           | Small | 100 | 0    | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/506007/P<br>NQCLA | Prior notification | The Cold Store Butlers Farm Horseshoes Lane Langley | Maidstone Kent ME17 3JY    | Sutton Valence And Langley           | Small | 0   | 0.02 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/504136/F<br>ULL   | Full               | Bydews Place Farleigh Hill Tovil                    | Maidstone Kent ME15 0JB    | South                                | Small | 0   | 0.02 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/506047/F<br>ULL   | Full               | 480 Loose Road                                      | Maidstone Kent ME15 9UB    | South                                | Small | 100 | 0.04 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 19/505341/F<br>ULL   | Full               | Kings Oak Farm Crumps Lane                          | Ulcombe Kent ME17 1EU      | Headcorn                             | Small | 0   | 0.04 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/502584/F<br>ULL   | Full               | 56 Gabriels Hill                                    | Maidstone Kent ME15 6JJ    | High Street                          | Small | 100 | 0.02 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 18/501677            | Full               | Land Rear Of 10 To 16 North Street                  | Barming, Kent, ME16 9HF    | Barming                              | Small | 0   | 0.08 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/504204/F<br>ULL   | Full               | Eyhorne Place Eyhorne Street Hollingbourne          | Maidstone Kent ME17 1UU    | North Downs                          | Small | 100 | 0.3  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 20/506127/F<br>ULL   | Full               | 10 Tollgate Way Sandling                            | Maidstone Kent ME14 3DF    | Boxley                               | Small | 100 | 0.08 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 21/500985/F<br>ULL   | Full               | The Old School 92A Melville Road                    | Maidstone Kent             | High Street                          | Small | 0   | 0.02 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 1 | 1 | 1 |
| 22/502313/F<br>ULL   | Full               | St Faiths Bungalow St Faiths Lane                   | Bearsted ME14 4JN          | Bearsted                             | Small | 100 | 0.02 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 23/500200/F<br>ULL   | Full               | 2 Copsewood Way Bearsted                            | Maidstone Kent ME15 8PJ    | Bearsted                             | Small | 100 | 0.05 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 21/506037/F<br>ULL   | Full               | Le Portel Heath Road Boughton Monchelsea            | Maidstone Kent ME17 4HS    | Boughton Monchelsea And Chart Sutton | Small | 100 | 0.13 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 21/500031/F<br>ULL   | Full               | Runsell Grange Yelsted Lane Boxley                  | Maidstone Kent ME14 3EJ    | Boxley                               | Small | 100 | 0.12 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 21/506075/F<br>ULL   | Full               | Chapel Nursery Pleasant Valley Lane East Farleigh   | Maidstone Kent ME15 0BB    | Coxheath And Hunton                  | Small | 0   | 0.08 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 21/506045/F<br>ULL   | Full               | Cobham Cottage Water Lane Thurnham                  | Maidstone Kent ME14 3LU    | Detling And Thurnham                 | Small | 100 | 0.21 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 21/505494/F<br>ULL   | Full               | Nether Cottage Ashford Road Bearsted                | Maidstone Kent ME14 4NL    | Detling And Thurnham                 | Small | 100 | 0.16 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 21/504508/F<br>ULL   | Full               | 1 Wardes Bungalows Otham Street                     | Otham ME15 8RW             | Downswood And Otham                  | Small | 100 | 0.21 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 22/502045/F<br>ULL   | Full               | 4 Windsor Close                                     | Maidstone Kent ME14 5HD    | East                                 | Small | 100 | 0.08 | Under construction - methodology applied | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 22/502638/F<br>ULL   | Full               | 28 High Street                                      | Lenham Kent ME17 2QD       | Harrietsham And Lenham               | Small | 100 | 0.02 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 22/501606/F<br>ULL   | Full               | Ringles Gate Grigg Lane Headcorn                    | Ashford Kent TN27 9LY      | Headcorn                             | Small | 100 | 0.11 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 21/504948/F<br>ULL   | Full               | Land At Moatenden Farm Maidstone Road               | Headcorn Kent TN27 9PT     | Headcorn                             | Small | 100 | 0.4  | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |
| 22/503658/F<br>ULL   | Full               | Hillside Headcorn Road                              | Grafty Green Kent ME17 2AP | Headcorn                             | Small | 100 | 0.35 | Not started - methodology applied        | A | Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise. | 0 | 0 | 0 |









**NPPG paragraph: 007 Reference ID: 68-007-20190722 (updated June 2019)**

### **What constitutes a ‘deliverable’ housing site in the context of plan-making and decision-taking?**

In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;
- are allocated in a development plan;
- have a grant of permission in principle; or
- are identified on a brownfield register.

Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

## Appendix 4 – Annual Housing Delivery Forum Agenda

**11<sup>th</sup> October 2023 - Online**

### **Part 1**

1. 2017 Plan
  - a. Progress on allocations
  - b. Windfall rates
2. Current housing land supply position.
3. Lead-in times
  - a. Current assumptions
  - b. Factors that may affect lead-in times e.g. acquisition/options; Site promotion; design evolution; S106; Conditions discharge; Site preparation; sales rates etc
4. Build-out rates by scheme size / type
  - a. MBC feedback
  - b. Industry views

### **Part 2**

5. Government policy / legislation – With a focus on local impacts
6. Potential impact on delivery changing business models, for example:
  - shifts to partnership model of delivery
  - RP's looking at land-led models
  - at a local / SME level what are the effects of say windfall availability / policy
  - corporate PRS market potential in Maidstone
7. Review of recent market conditions, for example:
  - Land availability/costs
  - Infrastructure provision/costs
  - Materials
  - CIL / S106

Including impacts on, for example: land acquisition; securing permission; build-out/completions; sales / handover

Purchaser: Interest rates / borrowing capacity; General economic uncertainty

Are there any particular local / sub-regional characteristics that influence the above?

8. Looking forward – what non-local issues do you consider we should look out for?
9. Are there any local specific issues identified above that you feel that MBC (either as a local authority in general or as an LPA) could directly address?