

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/uploads/system/uploads/attachment_data/file/403220/Housing_and_economic_needs_assessment_-_GOV.UK_(www.gov.uk).pdf) Paragraph: 003 Reference ID: 2a-003-20190220, Revision date: 20 02 2019

## Local Plan Review

- 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.
- 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.
- 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

- 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.

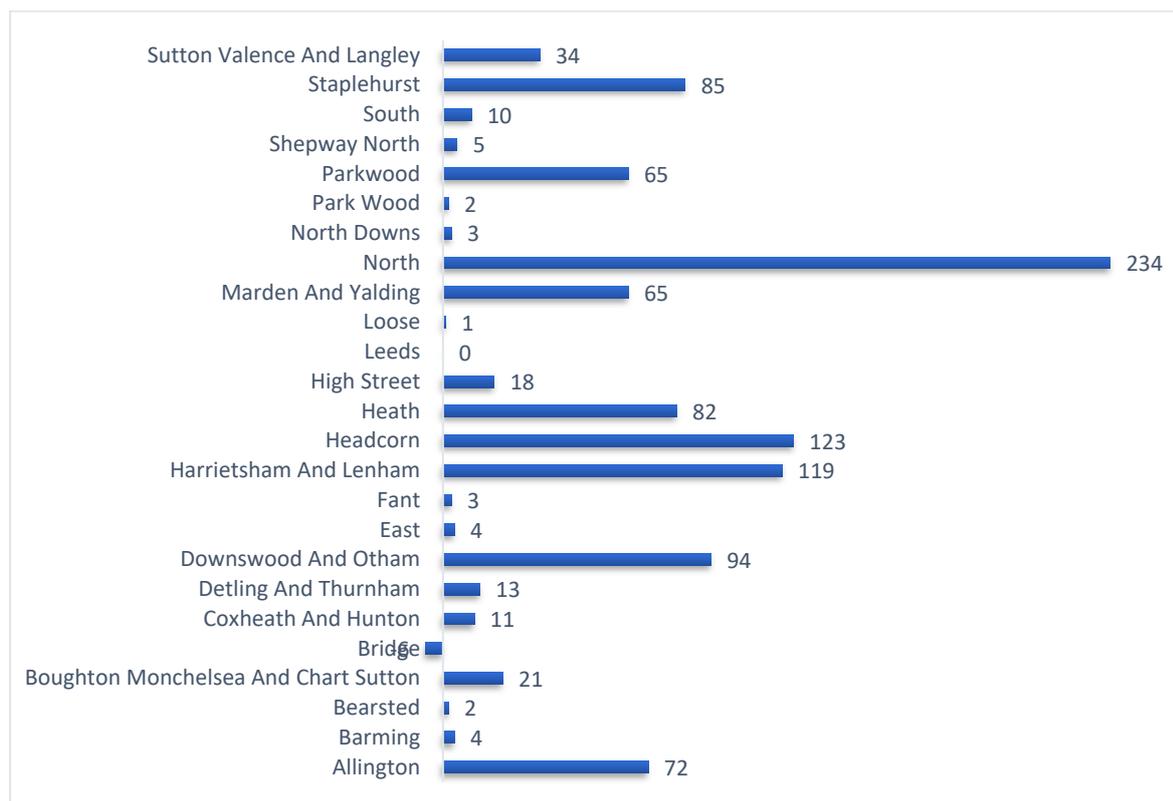


Figure 2: Net new homes completed in 2022-23, by Ward

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.

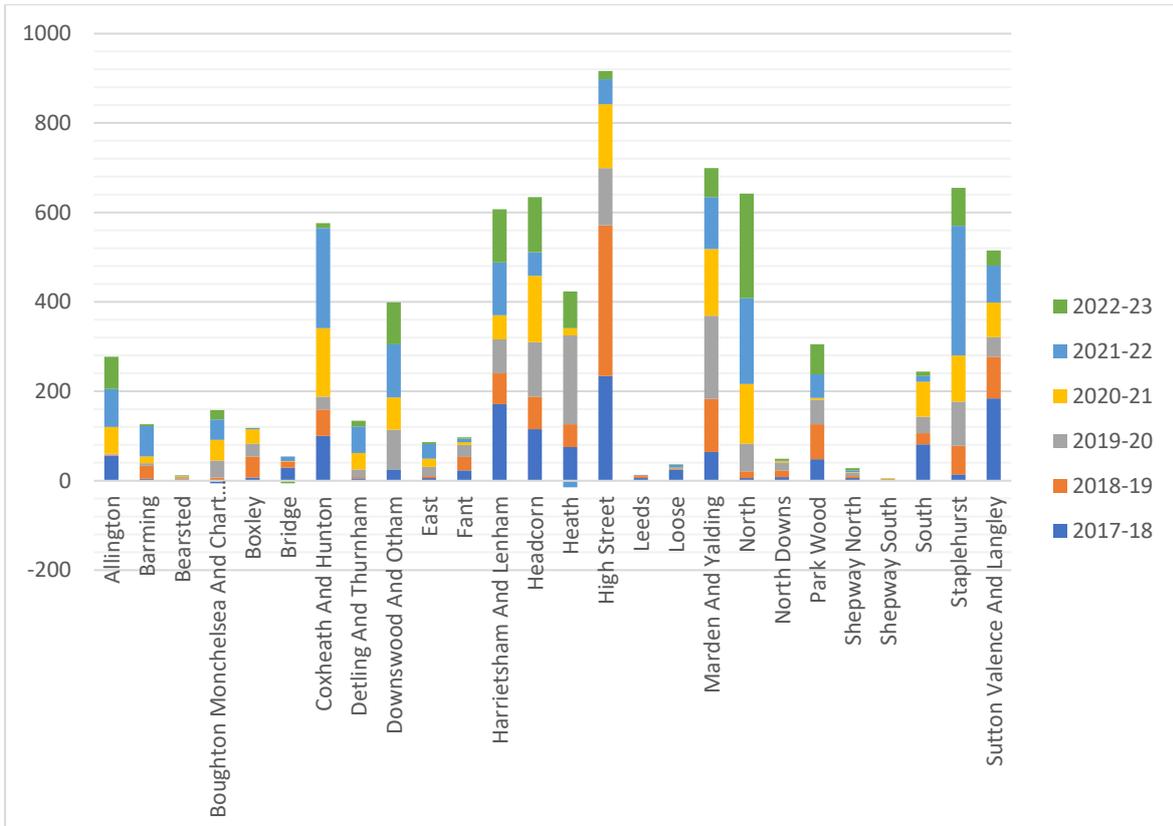


Figure 4: Net new homes completed between 2017-18 and 2022-23, by Ward.

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/>)

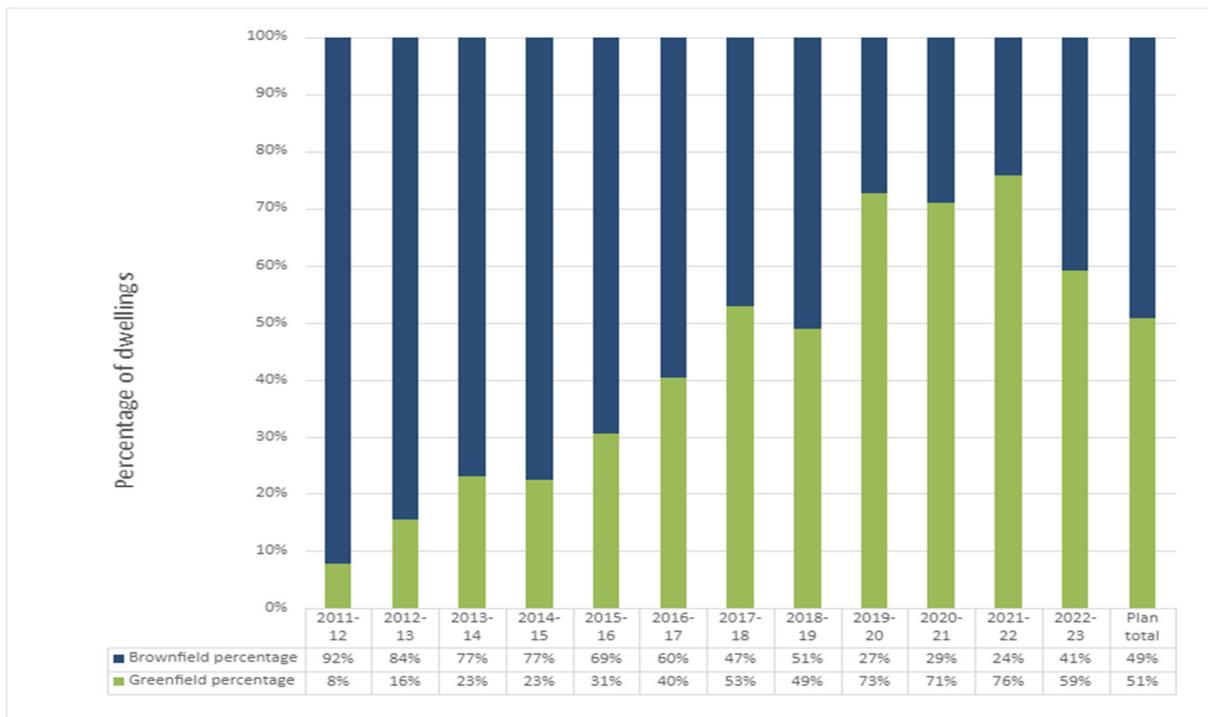


Figure 6: Percentage of completions on brownfield and greenfield land

### 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.

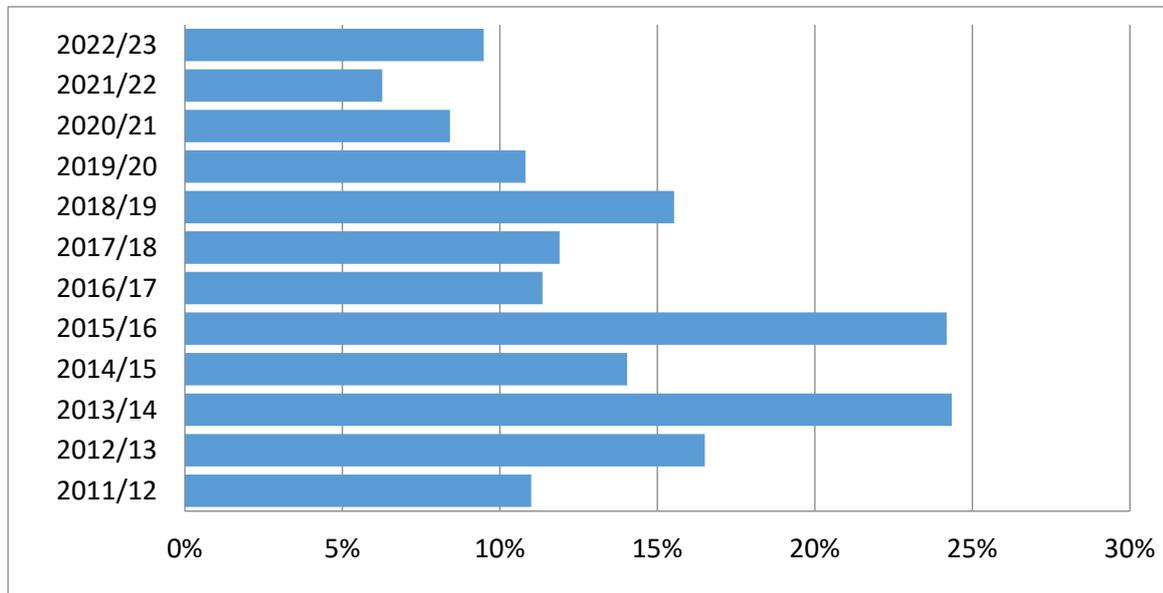


Figure 7: Delivery of new homes as a percentage of all completions, 2011-12 to 2022-23

### 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>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>	<b>146%</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
<b>Average units</b>	<b>7</b>	<b>13</b>	<b>47</b>

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.

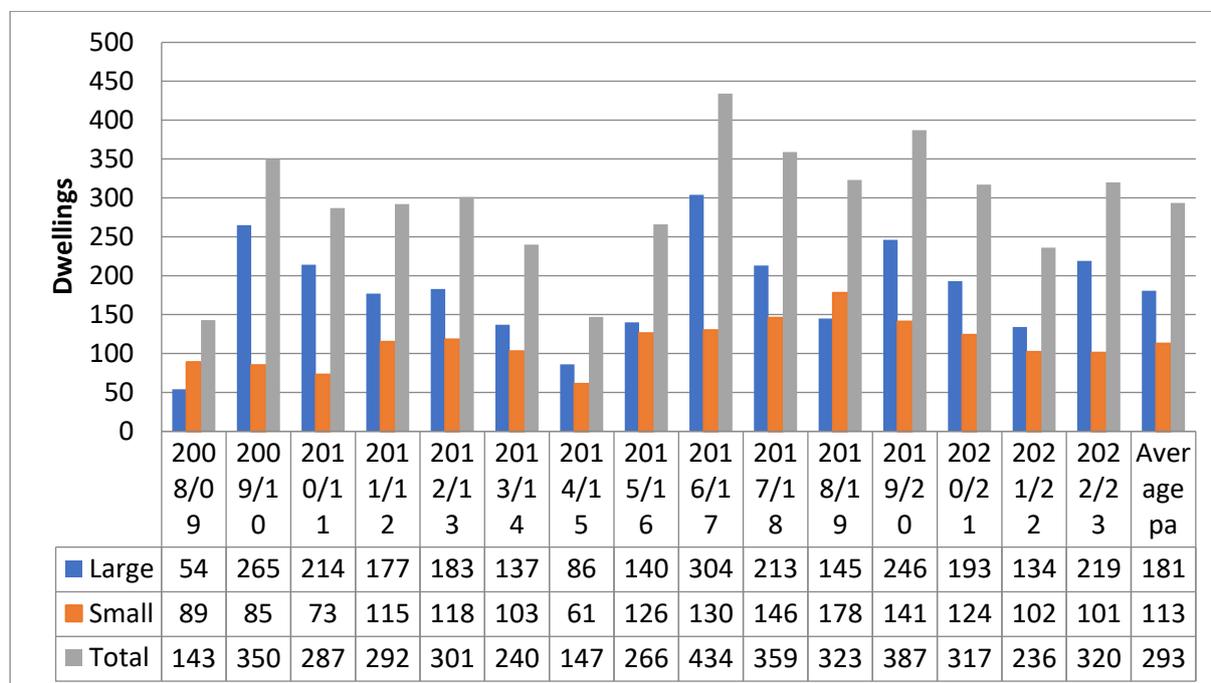


Figure 14: Annual number of new homes from windfall development on small and large sites

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):
- a. 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.
  - b. 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.
  - c. 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.**
  - d. 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 2023/24	Y2 2024/25	Y3 2025/26	Y4 2026/27	Y5 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	=
<b>Total five-year requirement</b>						<b>4,716</b>	
SUPPLY							
	Y1 2023/24	Y2 2024/25	Y3 2025/26	Y4 2026/27	Y5 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	+
<i>3% non-implementation discount (on current permissions)</i>	-26	-30	-28	-16	-12	-112	+
Windfall allowance	-	-	-	113	113	226	=
<b>Total land supply</b>	<b>842</b>	<b>981</b>	<b>1,104</b>	<b>1,414</b>	<b>1,330</b>	<b>5,671</b>	
<b>Housing land supply (in years) [ supply / (requirement/5) ]:</b>						<b>6.0</b>	

## 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)

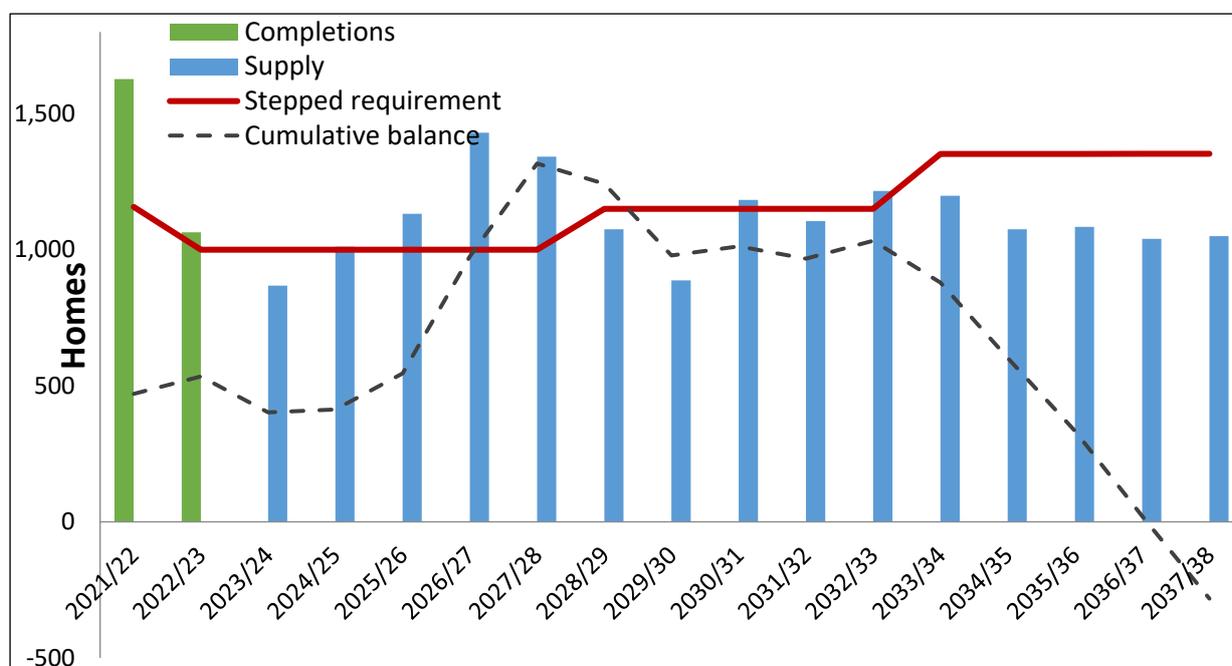


Figure 17: Local Plan Review housing trajectory 2021-2038

## 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	Wilson's 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/LAWPRC	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
							<b>1,064</b>

## 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		
<b>Extant permissions:</b>																														
19/506182/FULL	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	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/FULL	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/FULL	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/FULL	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	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/FULL	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/HYBRID	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	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/HYBRID	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	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/OUTLINE	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	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/FULL	Full		The Somerfield Hospital 63-79 London Road	Maidstone Kent ME16 ODU	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 NOCLA	Prior notification		Colman House Colman Parade 10 King Street	Maidstone Kent ME14 1DN	High Street	Large	100	0.05	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	63	40	23		63
18/506657/F ULL	Full		Land West Of Loder Close And Westwood Close Ham Lane	Lenham Kent	Harrietsham And Lenham	Large	0	1.98	Under construction - methodology applied. Developer confirmed trajectory.	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	53	5	35	13	53
19/501221/F ULL	Full	H1 (31)	Land To The South Of, Cross Keys	Bearsted, Kent, ME14 4HR	Bearsted	Large	0	4.83	Under construction - methodology applied. Developer confirmed trajectory.	A	Site with detailed permission. Considered deliverable until 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 8RL	Fant	Large	100	0.12	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until 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 ODT	Staplehurst	Large	0	17.74	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	36	14	14	8	36
18/501647	Full		27-37 Lower Stone Street,	Maidstone, Kent, ME15 6LH	High Street	Large	100	0.03	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	32		16	16	32
22/500637/F ULL	Full		Britannia House Granville Road	Maidstone Kent	North	Large	100	0.11	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	28		14	14	28
21/502579/F ULL	Full		The Old Grain Store 34C Gabriels Hill	Maidstone Kent ME15 6JJ	High Street	Large	100	0.08	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	25	13	12		25
18/501414	Full		Kent House, Romney Place	Maidstone, Kent, ME15 6LA	High Street	Large	100	0.46	See also 18/503003. These would be delivered after.	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	24			24	24
21/500955/R EM	Reserved Matters	H1 (14)	5 Tonbridge Road (American Golf),	Maidstone, Kent, ME16 8RL	Fant	Large	100	0.74	Phase 3. Not started - methodology applied. See also 20/502081/REM	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	24		12	12	24
20/502081/R EM	Reserved Matters	H1 (14)	5 Tonbridge Road (American Golf),	Maidstone, Kent, ME16 8RL	Fant	Large	100	0.74	Phase 2. Not started - methodology applied. See also 21/500955/REM	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	23		12	11	23
20/504074/F ULL	Full		70-72 King Street	Maidstone Kent ME14 1BL	High Street	Large	100	0.09	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	21	11	10		21
17/505499	Reserved Matters	H1 (36)	Land Between Mill Bank, Ulcombe Road & Kings Road	Headcorn, Kent, TN27 9LD	Headcorn	Large	0	9.14	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	20	10	10		20
18/506389/F ULL	Full		51 Granville Road	Maidstone Kent ME14 2BJ	North	Large	100	0.09	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	20	10	10		20
20/504416/F ULL	Full		8 Tonbridge Road	Maidstone Kent ME16 8RP	Bridge	Large	100	0.12	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	19		10	9	19
21/503043/F ULL	Full		J B Industrial Doors Ltd Straw Mill Hill Tovil	Maidstone Kent ME15 6FL	South	Large	100	0.18	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	18	9	9		18
21/503101/F ULL	Full		Idenden House Medway Street	Maidstone Kent ME14 1JS	High Street	Large	100	0.12	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	14		7	7	14
21/503126/F ULL	Full		Pressprint House 9 Station Road	Maidstone Kent ME14 1QJ	High Street	Large	100	0.03	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until 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	0.13	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	13	7	6		13
22/504154/F ULL	Full		79 London Road	Maidstone Kent ME16 ODU	Bridge	Large	100	0.31	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	12	6	6		12
20/504834/F ULL	Full		Land At Granville Road	Maidstone Kent ME14 2BJ	North	Large	100	0.05	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until 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 - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	12	6	6		12
15/506036	Full		105 Week Street	Maidstone, Kent, ME14 1RB	High Street	Large	100	0.03	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	11	6	5		11

21/506862/R EM	Reserved Matters	H1 (10)	Land south of Sutton Road (Phase 1)	Langley, Kent	Park Wood	Large	0	47.29	Under construction - developer feedback	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	10	10			10
20/506064/F ULL	Full		Culls Farm Dean Street	East Farleigh ME15 0PS	Coxheath And Hunton	Large	100	0.75	Under construction - 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 ULL	Full		18-21 Foster Street	Maidstone Kent ME15 6NH	High Street	Large	0	0.04	Not started - methodology 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 - 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 ULL	Full		Holman House, Station Road	Staplehurst, Tonbridge, Kent, TN12 0QQ	Staplehurst	Large	100	0.14	Under construction - 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, Eyhorne Street	Hollingbourne, Kent, ME17 1TR	North Downs	Large	0	1.52	Under construction - 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 ULL	Full		Land North Of Crisfield House And Egypt House The Street	Bearsted Kent	Bearsted	Large	100	0.28	Under construction - 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 - 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 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 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 ULL	Full		74 King Street	Maidstone Kent ME14 1BH	High Street	Large	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.	9		5	4	9
21/506860/F ULL	Full		91-93 King Street	Maidstone Kent ME14 1BG	High Street	Large	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.	9		5	4	9
22/503256/F ULL	Full		Land Rear Of 70-72 King Street	Maidstone Kent ME14 1BL	High Street	Large	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.	9		5	4	9
20/505662/F ULL	Full		Land At 59 Linton Road Loose	Maidstone Kent ME15 0AH	Loose	Large	100	0.57	Under construction - 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 ULL	Full		Mulberry House 16 Northumberland Road	Maidstone Kent ME15 7LU	Shepway South	Large	100	0.11	Under construction - 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 EM	Reserved Matters		Land North Of, Wind Chimes, Chartway Street	Sutton Valence, Kent, ME17 3JA	Sutton Valence And Langley	Large	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.	9		5	4	9
21/501742/O 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 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 ULL	Full		Springwood Road Nurses Accommodation Springwood Road	Barming Kent	Heath	Large	100	0.65	Not started - methodology 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 ULL	Full		17 And Rear Of 15 Gabriels Hill	Maidstone Kent ME15 6HR	High Street	Large	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.	8	4	4		8
19/501171/P NPA	Other Major NPA		The Workshops , Land Adj To White House	Stockbury Valley, Stockbury, Kent, ME9 7QD	North Downs	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.	8	4	4		8
20/502698/F ULL	Full	LPRSA251	146 Heath Road	Maidstone, Kent, ME17 4PL	Coxheath And Hunton	Large	100	0.18	Under construction - 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 ULL	Full		Bicknor Farm Sutton Road Langley	Maidstone Kent ME17 3NG	Downswood And Otham	Large	0	0.73	Not started - methodology 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 ULL	Full		2 County Road	Maidstone Kent ME14 1UY	East	Large	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.	7	4	3		7
21/504731/P NMA	Prior notification		3 Stockett Lane	Coxheath Kent ME17 4PS	Coxheath And Hunton	Large	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.	6	6			6
14/505311	Full		98-99 Florence Road	Maidstone, Kent, ME16 8EN	Fant	Large	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.	6	6			6
18/501427	Full		Medway House, 26-28 Medway Street	Maidstone, Kent, ME14 1JS	High Street	Large	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.	6	6			6

20/501841/F 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 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 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 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 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 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 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 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 ULL	Full	Land To The Rear Of The Foreman's 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 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 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 ULL	Full	Stilebridge Kennels Stilebridge Lane Linton	Maidstone Kent ME17 4DE	Coxheath And Hunton	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
21/500564/F 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 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 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 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 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 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 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 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 ULL	Full	Land Rear Of The Taj Of Kent Church Green	Marden Kent	Marden And Yalding	Small	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.	4	4	4
22/502569/F 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 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 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 NQCLA	Prior notification	Burford Farm Redwall Lane Linton	Maidstone Kent ME17 4BD	Coxheath And Hunton	Small	0	0.16	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
20/505470/F ULL	Full	45 Union Street	Maidstone Kent ME14 1ED	East	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.	3	3	3
22/501229/F ULL	Full	76 Bower Lane	Maidstone Kent ME16 8EH	Fant	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.	3	3	3
21/504099/F ULL	Full	Agricultural Buildings at Judge House Fsm Woodcock Lane	Boughton Malherbe, Maidstone Kent ME17 2AY	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.	3	3	3
21/502380/F ULL	Full	Parsonage Farm East Sutton Hill East Sutton	Maidstone Kent ME17 3DG	Headcorn	Small	0	0.15	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
21/503150/F ULL	Full	The Old Forge Chartway Street East Sutton	Maidstone Kent ME17 3DW	Headcorn	Small	100	0.26	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
21/502084/P NQCLA	Prior notification	The Packhouse Den Lane Collier Street	Tonbridge Kent TN12 9PX	Marden And Yalding	Small	0	0.49	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
22/503450/F ULL	Full	35 Scott Street	Maidstone Kent ME14 2TA	North	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.	3	3	3
22/504589/F ULL	Full	7 Clarendon Place King Street	Maidstone Kent ME14 1BQ	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.	3	3	3
22/503932/F ULL	Full	Land At Sheridan Close	Maidstone Kent ME14 2QP	North	Small	100	0.06	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
22/504121/F ULL	Full	Hall At Former Detling Church Of England Primary School	The Street Detling Maidstone Kent ME14 3JT	Detling And Thurnham	Small	100	0.2	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
20/501595/P NQCLA	Prior notification	Newstead Farm Couchman Green Lane	Staplehurst Tonbridge Kent TN12 0RT	Staplehurst	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.	3	3	3
23/500392/P NQCLA	Prior notification	Agricultural Barn At Newstead Farm Couchman Green Lane	Staplehurst Tonbridge Kent TN12 0RT	Staplehurst	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.	3	3	3
21/505458/R EM	Reserved Matters	Land Rear Of Redic House Warmlake Road	Sutton Valence Kent ME17 3LP	Sutton Valence And Langley	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.	3	3	3
22/503934/F ULL	Full	Land At The Harbour	Sutton Valence Kent ME17 3AB	Sutton Valence And Langley	Small	100	0.06	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
22/504279/F ULL	Full	5 Peel Street	Maidstone Kent ME14 2SA	North	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.	2	2	2
21/504050/O UT	Outline	Former Rosemead Nursery Maidstone Road	Headcorn Kent TN27 9RT	Headcorn	Large	100	0.94	Outline PP for 12 (self builds) -10 are u/c (Nursery Close)	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	2	2	2
22/505554/F ULL	Full	14 Blackmanstone Way	Maidstone Kent ME16 0NT	Allington	Small	100	0.06	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
18/503404	Full	The Yard, Hermitage Lane,	Boughton Monchelsea, Maidstone, Kent, ME17 4DA	Boughton Monchelsea And Chart Sutton	Small	100	0.15	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
17/505986	Full	Former Highways Depot, Upper Barn Hill	Hunton, Kent, ME15 0QL	Coxheath And Hunton	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.	2	2	2
21/506706/F ULL	Full	Land Adjacent To The Good Intent The Green West Farleigh	Maidstone Kent ME15 0NN	Coxheath And Hunton	Small	0	0.22	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
21/502567/F ULL	Full	Old Savage Farm East Street	Hunton Kent ME15 0QY	Coxheath And Hunton	Small	100	0.33	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
22/505394/R EM	Reserved Matters	Land At Linden Farm Barn Stockett Lane Coxheath	Maidstone Kent ME17 4PS	Coxheath And Hunton	Large	0	0.48	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
19/505345/F ULL	Full	19 Dover Street	Maidstone Kent ME16 8LF	Fant	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
20/504588/O UT	Outline	Land Rear Of 59-65 Hartnup Street	Maidstone Kent ME16 8LT	Fant	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.	2	2	2
21/505425/F ULL	Full	Land To The Rear Of 244 - 250 Upper Fant Road	Maidstone Kent ME16 8BX	Fant	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.	2	2	2

19/502289/F 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 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 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 NQCLA	Prior notification	Bushel Box Barn Church Farm Ulcombe Hill	Ulcombe Maidstone Kent ME17 1DN	Headcorn	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
22/501938/F 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 NPA	Prior notification	Coombe Farm Sutton Valence Hill Sutton Valence	Maidstone Kent ME17 3AX	Sutton Valence And Langley	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.	2	2	2
21/500130/F 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 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 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 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 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 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 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 NQCLA	Prior notification	Peartree Farm Ewell Lane West Farleigh	Maidstone Kent ME15 ONG	Coxheath And Hunton	Small	0	0.00	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 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 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 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 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 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 ULL	Full	The Oast Rose Cottage Otham Street Otham	Maidstone Kent ME15 8R	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 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 ULL	Full	Land South Of 36 Hedley Street	Maidstone Kent ME14 5AD	East	Small	100	0.00	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 ULL	Full	58 Penenden Heath Road	Maidstone Kent ME14 2DE	East	Small	100	0.00	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 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 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 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 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 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 ULL	Full	37 Gatland Lane	Maidstone Kent ME16 8PJ	Fant	Small	0	0.00	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 ULL	Full	195 Upper Fant Road	Maidstone Kent ME16 8BX	Fant	Small	100	0.00	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 ULL	Full	78 Glebe Lane	Maidstone Kent ME16 9BA	Fant	Small	100	0.00	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 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 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 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 NQCLA	Prior notification	Mount Castle Cottage Mount Castle Lane Lenham Heath	Maidstone Kent ME17 2JE	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	0.04	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
21/503543/F ULL	Full	Paradi Dickey Lane Lenham	Maidstone Kent ME17 2DD	Harrietsham And Lenham	Small	0	0.18	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 NOCLA	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	Jacdun 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	0.1	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
22/500646/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

22/502326/R EM	Reserved 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 EM	Reserved 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 NQCLA	Prior 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 ULL	Full	21 Station Road	Headcorn Kent TN27 95B	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 NQCLA	Prior 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 EM	Reserved 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 EM	Reserved 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 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 ULL	Full	73 Quarry Road	Maidstone Kent ME15 6UB	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 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 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 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 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 NQCLA	Prior 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 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 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 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 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 NQCLA	Prior 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 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 EM	Reserved Matters	Teiseside 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 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 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 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 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

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

21/506412/F 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 ULL	Full	Orchard House Sutton Road Langley	Maidstone Kent ME17 3LJ	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 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 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 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 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 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 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 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 ULL	Full	Eyhorne Place Eyhorne Street Hollingbourne	Maidstone Kent ME17 1UU	North Downs	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
20/506127/F 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 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 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 ULL	Full	2 Copewood 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 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 ULL	Full	Russell 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 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 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 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 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 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 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 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 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 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

21/500168/F ULL	Full	Loxley House Gravelly Bottom Road Kingswood	Maidstone Kent ME17 3NT	Leeds	Small	100	0.32	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														
23/500337/F ULL	Full	The Meadow Chartway Street	Sutton Valence Kent ME17 3JB	Leeds	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.	0	0	0														
22/501795/F ULL	Full	The Old Coach House Claygate	Marden Tonbridge Kent TN12 9PL	Marden And Yalding	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.	0	0	0														
21/506868/F ULL	Full	Ringlestone Barn Ringlestone Road	Harrietsham Kent ME17 1NX	North Downs	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														
22/501244/F ULL	Full	152 Loose Road	Maidstone Kent ME15 7UD	South	Small	100	0.06	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														
22/504221/F ULL	Full	Weald Cottage Maidstone Road	Staplehurst Kent TN12 0RE	Staplehurst	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														
21/503233/F ULL	Full	Summerfield Chartway Street Sutton Valence	Maidstone Kent ME17 3HX	Sutton Valence And Langley	Small	100	0.61	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														
21/503986/F ULL	Full	Heath View Leeds Road Langley	Maidstone Kent ME17 3JQ	Sutton Valence And Langley	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.	0	0	0														
22/500532/F ULL	Full	Southfield Stables South Lane	Sutton Valence Kent ME17 3AZ	Sutton Valence And Langley	Small	100	0.27	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														
22/500507/L AWPRO	Lawful development certificate	52 Florence Road	Maidstone Kent ME16 8EL	Fant	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.	-1	-1	-1														
22/502994/L AWPRO	Lawful development certificate	29 Charles Street	Maidstone Kent ME16 8ET	Fant	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														
22/500652/F ULL	Full	19 & 21 Headcorn Road	Platts Heath Kent ME17 2NH	Harrietsham And Lenham	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														
21/506792/H YBRID	Other Minor	Land At Woodcut Farm Ashford Road	Hollingbourne Kent ME17 1XH	North Downs	Small	100	1.7	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														
21/500023/F ULL	Full	6 Penenden Street	Maidstone Kent ME14 2ST	Harrietsham And Lenham	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														
22/502774/F ULL	Full	63 Queen Elizabeth Square	Maidstone Kent ME15 9DA	Park Wood	Small	100	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														
18/500249	Full	Land At Forstal Road,	Aylesford, Maidstone, Kent, ME20 7AE	Boxley	Small	100	1.52	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														
21/504281/H YBRID	Other Minor	Farm Villa Maidstone Hospital Hermitage Lane	Maidstone Kent ME16 9PH	Heath	Small	100	1.86	Under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	-3	-3	-3														
<b>Extant permissions total:</b>											<b>4,059</b>	<b>868</b>	<b>1,000</b>	<b>943</b>	<b>533</b>	<b>402</b>	<b>3,746</b>	<b>151</b>	<b>90</b>	<b>40</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3% non-implementation</b>											<b>122</b>	<b>26</b>	<b>30</b>	<b>28</b>	<b>16</b>	<b>12</b>	<b>112</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net extant permissions:</b>											<b>4,023</b>	<b>842</b>	<b>970</b>	<b>915</b>	<b>517</b>	<b>390</b>	<b>3,634</b>	<b>146</b>	<b>87</b>	<b>39</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Site allocations - no application																			
LNP5	Land West of Old Ham Lane and North of the Railway	Part permitted. Methodology applied.	B	Allocated in development plan. 19/503995/EIFUL - full permission was granted subject to legal agreement for 136 dwellings in April 2023. Clear evidence that delivery will begin within 5 years.	360			40	40	40	120	16	40	40	40	40	40	40	24
H1(24)	Land At Postley Road, Tovil	Strong intention to develop - delivery confirmed through housebuilder correspondence/ pre-app assessment	B	Allocated in adopted (2017) development plan. Evidence of engagement with the pre-app process and confirmation of intent to deliver within 5 years.	62					62	62								
LPRSA303	EIS Oxford Road	Intention to develop - confirmed by landowner through LPR	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery in 2025/26 (see LPR document ED66), however as no application, cautious delivery year 2027/28 applied.	20					20	20								
LPRSA265	Abbey Gate Farm	Intention to develop - delivery confirmed through LPR	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery through LPR document ED66, however as no application, cautious delivery year 2027/28 applied. This delivery commencement was also agreed by appeal inspector (APP/U2235/W/22/3305441 (10th March 2023))	275					45	45	45	45	45	45	45	45	45	50

LPRSA172	Land at Sutton Road	Intention to develop - delivery confirmed through LPR	B	Allocated in development plan. Included in SLAA. National housebuilder interest - site is modest extension of existing allocation H1(9). However, no application, therefore cautious delivery commencement of 2027/28.	75		37	37	38										
LPRSA310	Moat Road	Strong intention to develop - delivery confirmed through promoter and LPR trajectory. Adjusted on Firwood appeal.	B	Allocated in development plan. Included in SLAA. In pre-application discussions. Promoter confirmed delivery from 2024/25 through LPR document ED66. Submission expected imminently. However, as not yet reached application stage, cautious delivery from 2025/26. This delivery commencement was also agreed by appeal inspector (APP/U2235/W/22/3305441 (10th March 2023))	110	30	55	25	110										
LPRSA295	Copper Lane & Albion Road	Strong intention to develop - delivery as per LPR, adjusted by Firwood appeal.	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery in 24/25 through LPR document ED66, however as no application, cautious delivery year 2026/27 applied. This delivery commencement was also agreed by appeal inspector (APP/U2235/W/22/3305441 (10th March 2023))	113		37	38	75	38									
LPRSA114	Home Farm	Intention to develop - LPR trajectory - adjusted on Firwood appeal findings.	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery in 25/26 through LPR document ED66, however as no application, cautious delivery year 2027/28 applied. This delivery commencement was also agreed by appeal inspector (APP/U2235/W/22/3305441 (10th March 2023))	50			25	25	25									
LPRSA071	Kielen Manor	Intention to develop - confirmed through LPR trajectory	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery in 24/25 through LPR document ED66, however as no application, cautious delivery year 2026/27 applied.	47		24	23	47										
LPRSA204	Eyhorne Street	Intention to develop - confirmed through LPR trajectory - adjusted on Firwood appeal	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery in 2026 through LPR document ED66, however as no application, cautious delivery year 2027/28 applied. This delivery commencement was also agreed by appeal inspector (APP/U2235/W/22/3305441 (10th March 2023))	9			9	9										
LPRSA360	Campfield Farm	Intention to develop - confirmed through LPR trajectory - adjusted for Firwood appeal	B	Allocated in development plan. Included in SLAA. Parish Council have selected preferred developer. Promoter confirmed delivery through LPR document ED66, however as no application, cautious delivery year 2027/28 applied.	30			15	15	15									
LPRSA146	Maidstone East and Maidstone Sorting Office, Sandling Road	Strong intention to develop - Council owned site (part)	B	Allocated in development plan. Included in SLAA. Part council owned land. Pre-app exhibitions taken place for approx 200 units. Promoter confirms delivery through ED66 - cautiously pushed back to 2026/27. This delivery commencement was also agreed by appeal inspector (APP/U2235/W/22/3305441 (10th March 2023))	500	73	74	147	74	70	70	70	70	69					
LPRSA366	Springfield Tower	Strong intention to develop - Council owned site	B	Allocated in development plan. Included in SLAA. Council-owned site. Pre-app exhibitions taken place in 2023. Promoter confirms delivery through ED66 - cautiously pushed back to 2026/27.	150	75	75	150											
LPRSA148	Maidstone Riverside (part)	Strong intent to develop - 22/501685/ENVSCR	B	Allocated in development plan. Included in SLAA. Environmental screening demonstrating intention to develop this part of the site.	223	40	40	80	40	40	23								
LPRSA362	Police HQ Land, Sutton Road	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Promoter confirmed intention to delivery through the LPR hearing sessions.	247	45	45	90	45	45	22								
LPRSA266	Ware Street	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Site owned by prominent SME housebuilder. Strong track-record of delivery. Promoter confirmed delivery in 23/24 through LPR document ED66, however as no application, cautious delivery year 2026/27 applied.	80	40	40	80											
LPRSA270	Pested Bars	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery through LPR document ED66. Through the LPR examination hearings, the site capacity was increased from 196 units to 300.	300	40	40	80	40	40	40	40	40	20					
LPRSA066	Lodge Road	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Full application withdrawn Oct 2022 but promoter confirmed intent to resubmit. Delivery cautiously put back to 25/26.	78	40	38	78											

LPRSA101	Land S of A20		Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Previous application refused in Aug 2022. Promoter confirms intent to deliver through ED66. Cautiously put back to 2025/26.	53		28	25	53														
LPRSA248	Kenward Road		Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Pre-application discussions. Promoter confirmed delivery from 2024/25 through LPR document ED66. However, as not yet reached application stage, cautious delivery from 2025/26.	100		25	50	25	100													
LPRSA312	Land north of Heath Road		Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Pre-application discussions held. Promoter has confirmed delivery commencement within 5 years.	85				21	21	21	21	22										
<b>Allocations - no application:</b>						<b>2,967</b>	<b>0</b>	<b>0</b>	<b>163</b>	<b>644</b>	<b>637</b>	<b>1,444</b>	<b>397</b>	<b>261</b>	<b>302</b>	<b>240</b>	<b>199</b>	<b>60</b>	<b>40</b>	<b>24</b>	<b>0</b>	<b>0</b>		
22/501843/R EM	Reserved Matters - pending	H1 (10)	Land south of Sutton Road (Phase 6)		22/501843/REM - pending at 1 April 2023. Strong intention to develop.	B	94			40	40	80	14											
22/504692/H YBRID	Hybrid - pending	LPRSA078	Haven Farm		22/504692/HYBRID - pending at 1 April 2023. Strong intention to develop.	B	105		26	26	26	78	27											
22/504367/O UT	Outline - pending	LPRSA148	Maidstone Riverside (part)		22/504367/OUT - pending at 1 April 2023. Strong intention to develop.	B	85			40	40	80	5											
22/500222/F ULL	Full - permitted June 2023	LPRSA152	Royal British Legion		22/500222/FULL - permitted June 2023. Strong intention to develop.	B	11	11				11												
<b>Allocations - pending decision:</b>						<b>295</b>	<b>0</b>	<b>11</b>	<b>26</b>	<b>106</b>	<b>106</b>	<b>249</b>	<b>46</b>	<b>0</b>										
<b>Windfall allowance:</b>																								
Small sites - windfall:						1,356					113	113	226	113	113	113	113	113	113	113	113	113	113	
<b>Windfall allowance:</b>						<b>1,356</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>113</b>	<b>113</b>	<b>226</b>	<b>113</b>											
<b>Broad locations &amp; Strategic Sites:</b>																								
			Town Centre - office to residential (MBLP)	B	Remaining supply from Broad Location identified in 2017 Local Plan H2(1).	167				34	34	68	33	33	33									
			Invicta Barracks	B	Allocated in development plan. Promoter confirmed site delivery through LPR examination and submission documents, including Statement of Common Ground.	1,300					50	50	75	75	100	100	150	150	150	150	150	150	150	
<b>Broad locations &amp; Strategic Sites:</b>						<b>1,467</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>84</b>	<b>118</b>	<b>108</b>	<b>108</b>	<b>133</b>	<b>100</b>	<b>150</b>							
<b>TOTAL:</b>						<b>10,108</b>	<b>842</b>	<b>981</b>	<b>1,104</b>	<b>1,414</b>	<b>1,330</b>	<b>5,671</b>	<b>810</b>	<b>569</b>	<b>587</b>	<b>484</b>	<b>462</b>	<b>323</b>	<b>303</b>	<b>287</b>	<b>263</b>	<b>263</b>	<b>263</b>	
<b>TOTAL 5-YEAR SUPPLY:</b>												<b>5,671</b>												

### **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?