

MAIDSTONE BOROUGH COUNCIL

# HOUSING DELIVERY REPORT

2024



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# 1. Introduction

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 **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. **The MBLP was superseded by the Local Plan Review on 20<sup>st</sup> March 2024.**

## Local Plan Review 2024

4. The Local Plan Review (LPR) was adopted on 20<sup>st</sup> March 2024. The LPR supersedes the MBLP, covering the plan period from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2038. The housing requirement over that time is ‘stepped’. This means the annual rate at which homes are delivered across the borough will increase through a series of incremental ‘steps’ rather than being a consistent number across the plan period. The stepped housing trajectory in the LPR is as follows:

Annual housing 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

Figure 1: Local Plan Review stepped housing trajectory

5. As the LPR was adopted part-way through the 2023-24 monitoring year, this report references performance against both plans, where relevant.

## Key facts and figures

### In the monitoring year 2023-2024:



**1,039 new homes** (net) were completed across the borough



**61%** of new homes were built on previously developed or **brownfield land**



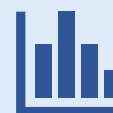
**72%** of new homes were **'new build'**  
**28%** of new homes were **conversions or changes of use**

### The authority can demonstrate:

A confirmed **Housing Delivery Test** result of **149%**



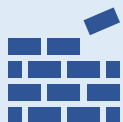
A **5.1-year housing land supply** against the LPR five-year requirement<sup>1</sup>



### Progress on sites allocated for new homes:



**55 of the 65 sites** allocated in the 2017 Local Plan have consent for a total of over **7,500 new homes**



Over **5,900** of these new homes have been **built to date**



**6 of the 28 sites** allocated in the Local Plan Review have consent for a total of **464 new homes**  
**4 sites** have decisions<sup>2</sup> pending for a total of **497 new homes**

<sup>1</sup> The Council is no longer required to demonstrate a 5-year land supply for the purposes of decision-making under the NPPF (paragraph 76, December 2023).

<sup>2</sup> Either planning application or appeal decision

## 2. Past Housing Delivery – Completions

### Completions in 2023-24

6. From 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024, there were **1,039 (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 that has continued despite wider economic uncertainties over the monitoring year. The itemised list of all completions for 2023-24 is provided in Appendix 1.

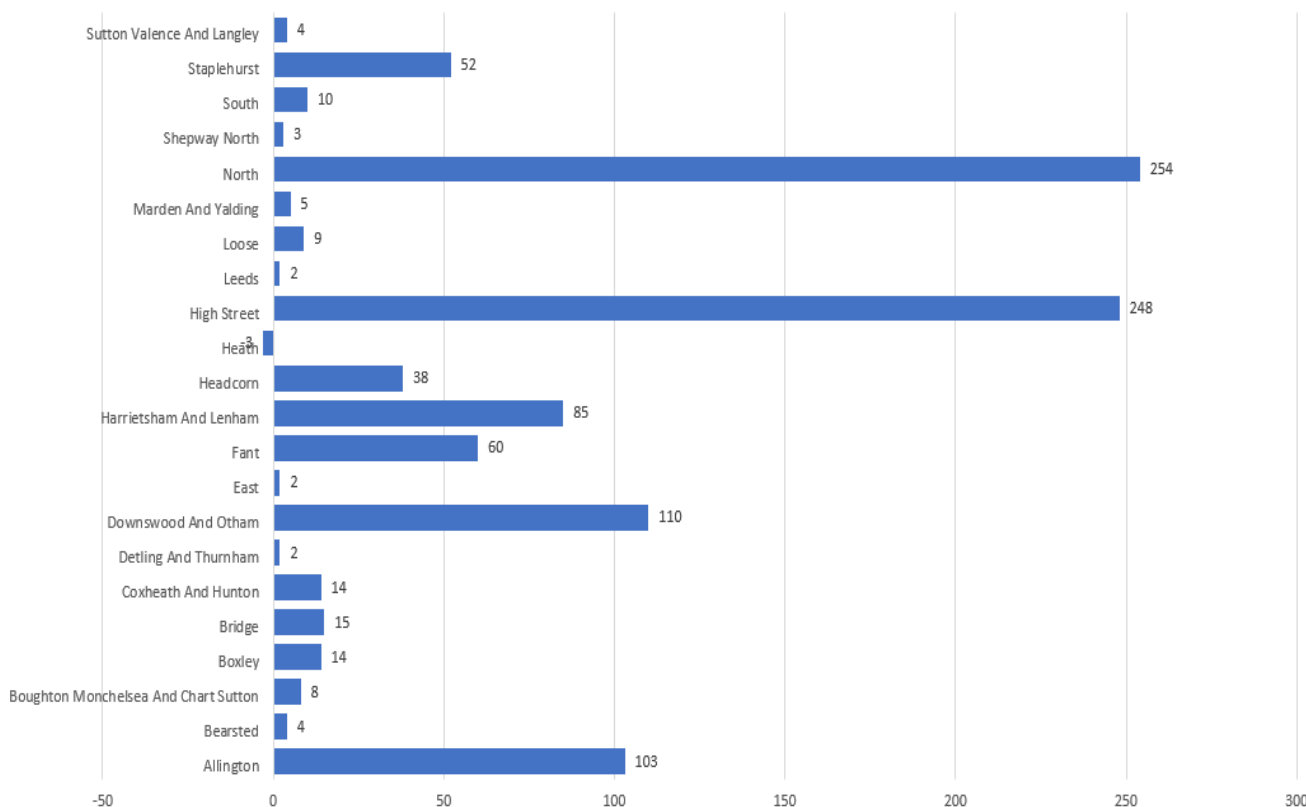


Figure 2: Net new homes completed in 2023-24, by Ward

7. As shown in Figure 2, both North and High Street Wards 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 (2017 Local Plan allocation site H1(11)) and the completed conversion of Kent House and Colman House from office to residential use in the High Street Ward. Downswood and Otham ward also saw a significant number of new homes delivered, primarily at Bicknor Farm, Sutton Road – Local Plan allocation site H1(9), and at Land west of Church Road, Otham – Local Plan allocation H1(8).



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

- 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.

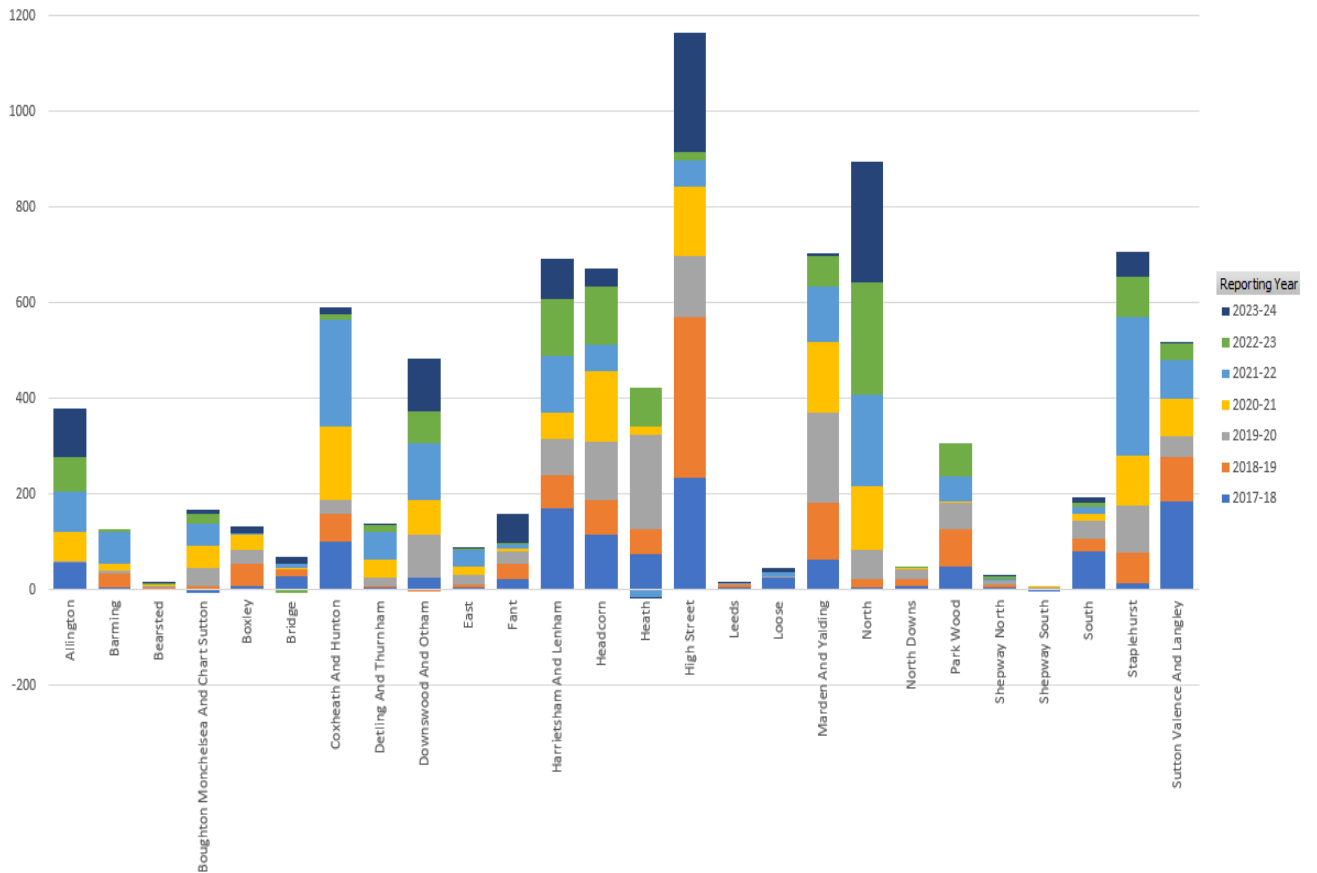


Figure 4: Net new homes completed between 2017-18 and 2023-24, by Ward.

Development on Greenfield and Brownfield Land

9. 61% of new homes were delivered on previously developed or brownfield land over the monitoring year, up from 41% last year. A large number of these homes were delivered on the Local Plan allocated site H1(11) – Springfield, Royal Engineers Road and through office to residential conversion in the Town Centre.
10. This takes the split of development on brownfield / greenfield land to 50% and 50% respectively, over the adopted plan period, since 2011.
11. In monitoring this split of development over the Local Plan Review period, starting 1<sup>st</sup> April 2021, the percentage split is 39% brownfield, 61% greenfield.



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

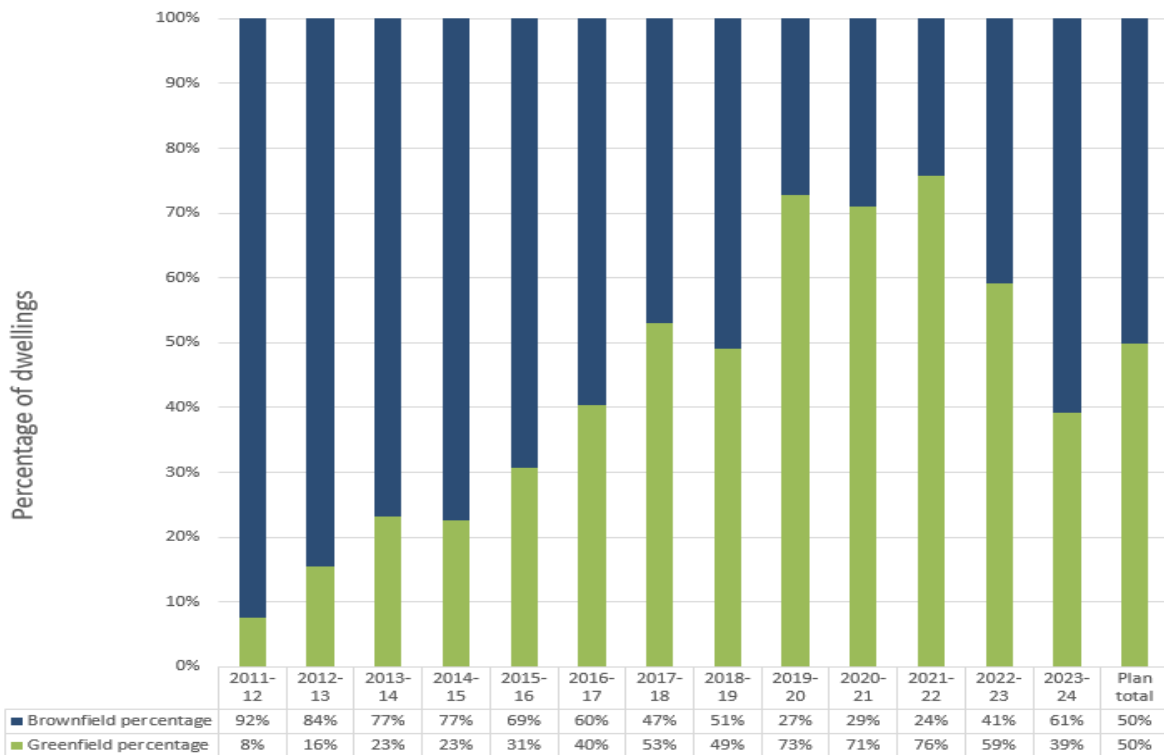


Figure 6: Percentage of completions on brownfield and greenfield land



## Small sites

12. 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 111 new homes during the monitoring year 2023-24. 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 2023-24 is provided in Appendix 1.

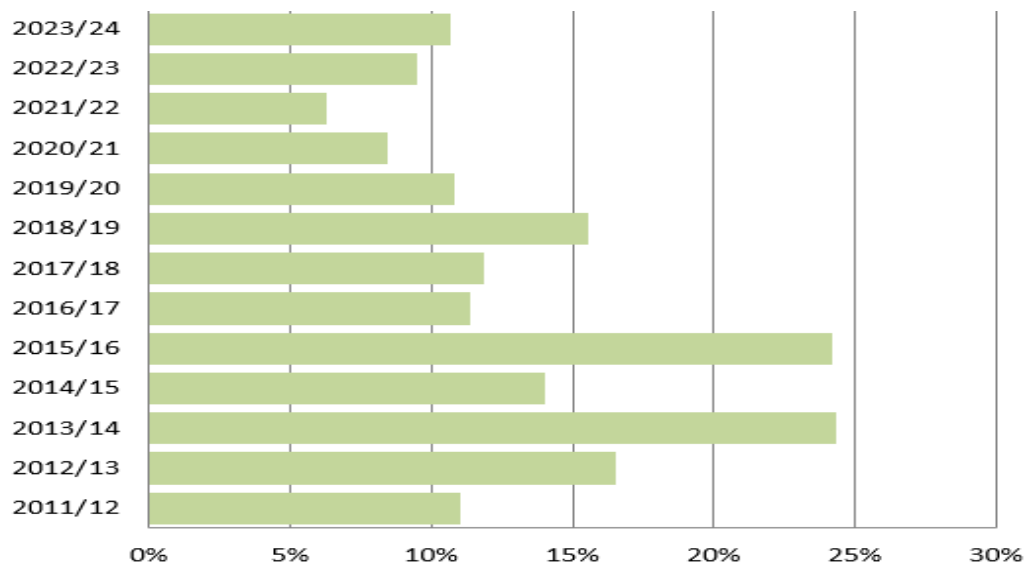


Figure 7: Delivery of new homes as a percentage of all completions, 2011-12 to 2023-24

## New builds

13. Homes in the form of new builds continue to make the most significant contribution to completions in the borough, accounting for 72% of all completions. The remaining 29% 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

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

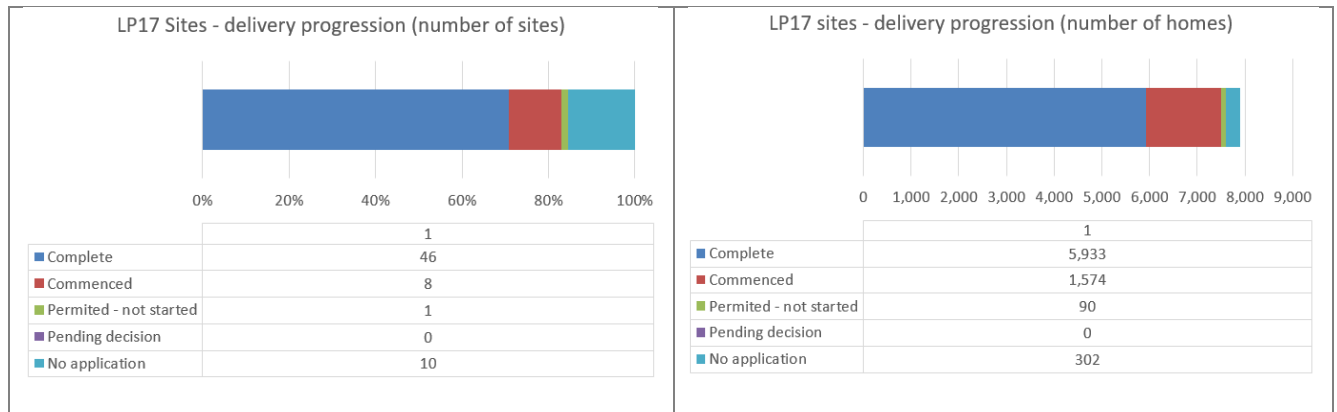


Figure 9: Delivery of site allocations and new homes on those allocations (2017 MBLP)



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

Allocations tracker – Local Plan Review

15. The Local Plan Review includes 28 ‘LPRSA’ site allocations for residential development. Already, six sites (21%) have obtained planning consent, with a further four sites (or parts thereof) pending decision on their applications/appeal. The planning consents, including the four pending applications, would deliver a total of 961 new homes.

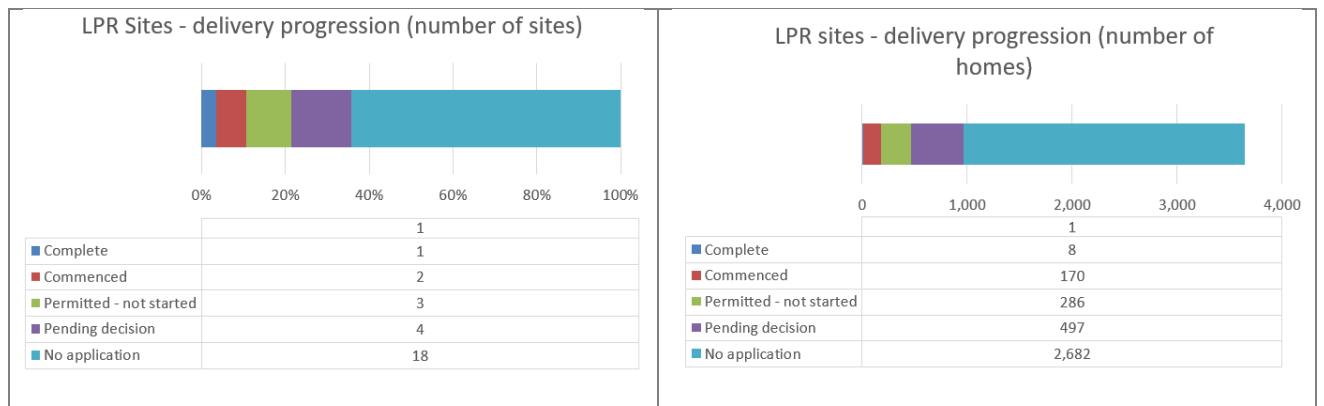


Figure 11: Delivery of site allocations and new homes on those allocations (LPR)



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

## Housing Delivery Test

16. 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.
17. Maidstone's most recently confirmed performance (2023 measurement), as confirmed by central government in December 2024 was 149% (as shown in the table below); demonstrating that the authority continues to perform extremely well in delivering new homes in the borough. However, this result is set reduce for 2024 on account of sustained higher requirements and largely static delivery.
18. The borough's confirmed Housing Delivery Test performance for 2023 is 149% and predicted for 2024 is 118%, as shown in the following two tables:

Homes required				Homes delivered				Measurement
2020/21	2021/22	2022/23	Total	2020/21	2021/22	2022/23	Total	
616	1,157	1,000	<b>2,773</b>	1,446	1,627	1,064	<b>4,137</b>	149%

Figure 14: Housing Delivery Test (2023 measurement) - confirmed

Homes required				Homes delivered				Measurement
2021/22	2022/23	2023/34	Total	2021/22	2022/23	2023/24	Total	
1,157	1,000	1,000	<b>3,157</b>	1,627	1,064	1,039	<b>3,730</b>	118%

Figure 15: Housing Delivery Test (2024 measurement) - predicted

19. The 2024 position is yet to be confirmed by Central Government. The strong delivery performance means that the Council is currently not subject to any sanctions as a result of under delivery.

### 3. Future Housing Delivery – Supply

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20. Under the National Planning Policy Framework<sup>3</sup> (NPPF) in force at the time, Maidstone Borough Council are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes. This is because the newly adopted plan (the LPR) is less than five years old and because the LPR identified at least a five year supply of specific, deliverable sites at the time that its examination concluded<sup>4</sup>.
21. However, the LPR contains a series of indicators to monitor the effectiveness of the policies in the LPR and the progress in delivering the planned growth. Indicator M5 requires us to monitor and report on the authority's five-year land supply position to ensure effective delivery of homes over the plan period as set out in the LPR policies.
22. The Council will therefore continue to publish this data annually, as part of good planning and effective monitoring. It is not, however, required for the purposes of decision making this year.

#### Housing requirement

23. As explained in the introductory section of this paper, the LPR uses a 'stepped trajectory' in its annual housing requirement, with a series of incremental steps, reflecting the expected delivery pattern of new homes in the borough.

**Using the LPR stepped trajectory, the requirement over the next five years (2024-25 to 2028-29) is 5,150 homes (1,000 per year x 4 years + 1,150 per year x 1 year).**

24. An 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 573 homes. This ability to account for previous oversupply as part of the five-year supply calculation was most recently confirmed by the Secretary of State for Levelling Up, Housing and Communities in his December 2023 written ministerial statement<sup>5</sup>. It was previously confirmed by the LPR Planning Inspector in his January 2023 post-Stage 1 hearings letter<sup>6</sup> and by an appeal Inspector from a recent local appeal<sup>7</sup>.

**This adjustment takes the five-year housing requirement to 4,577 homes (or 915-916 homes per year).**

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<sup>3</sup> Paragraph 76, 19 December 2023

<sup>4</sup> Paragraph 334, <https://drive.google.com/file/d/1BpJD7DyWVbclC0QQ2pLhEY5o3hWXo1Mb/view>

<sup>5</sup> <https://questions-statements.parliament.uk/written-statements/detail/2023-12-19/hcws161>

<sup>6</sup> [ED70 Maidstone Post Stage 1 Letter 110123.pdf - Google Drive](#) paragraph 6.7.

<sup>7</sup> APP/U2235/W/22/3305441 (10<sup>th</sup> March 2023)

## 5-year housing land supply components

25. 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.*

26. The five-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 five-year supply	Deliverable?
<b>A</b>	Sites which do not involve major development and have planning permission	Minor extant permissions (1-9 units)	<b>289</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>2,991</b>	
<b>B</b>	Site has outline planning permission for major development	Major extant permissions (outline)	<b>99</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>903</b></li> <li>• <b>120</b></li> <li>• <b>185</b></li> </ul>	

NPPF Category	NPPF text	Supply component	Units in five-year supply	Deliverable?
B	Permission in principle		0	
B	Identified on a brownfield register		0	
-	Windfall allowance (NPPF para 72)	Small sites allowance (year 4 onwards)	224	Compelling evidence that they will provide a reliable source of supply.
			<b>4,811</b>	

27. A total of **3,280 homes** are considered to be from ‘**category A**’ sites. This equates to 68% of the five-year housing land supply.

28. A total of **1,307 homes** are considered to be from ‘**category B**’ sites. This equates to 27% of the five-year housing land supply.

29. A total of **224 homes** are included as part of the small sites windfall allowance. This equates to just 5% of the five-year housing land supply.

**In total, there are 4,811 new homes included as part of the five-year housing land supply for the period 2024/25 – 2028/29. This is against a five-year requirement for 4,577 homes.**

30. 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).

31. The application of a non-implementation discount has proven to be a robust method, approved most recently by the Local Plan Review Inspector.

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

- 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 5.1-year housing land supply for the period 2024/25 – 2028/29.**

## Five-year housing supply calculation

REQUIREMENT							
	Y1 2024/25	Y2 2025/26	Y3 2026/27	Y4 2027/28	Y5 2028/29	TOTAL	
Five-year requirement	1,000	1,000	1,000	1,000	1,150	5,150	+
Cumulative over/undersupply 01/04/21 - 31/03/24						-573	=
<b>Total five-year requirement</b>						<b>4,577</b>	
SUPPLY							
	Y1 2024/25	Y2 2025/26	Y3 2026/27	Y4 2027/28	Y5 2028/29	TOTAL	
Allocations	-	-	-	180	723	903	+
Broad locations	-	-	40	40	40	120	+
Garden Communities & Strategic Development Locations	-	-	-	50	135	185	+
Current permissions	804	1,040	785	554	196	3,379	+
<i>3% non-implementation discount (on current permissions)</i>	-24	-31	-24	-17	-6	-102	+
Windfall allowance	-	-	-	112	112	224	=
<b>Total land supply</b>						<b>4,709</b>	
<b>Housing land supply (in years) [ supply / (requirement/5) ]:</b>						<b>5.1</b>	



## Methodology & assumptions

33. 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)

34. 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 16: Lead-in times for sites of 5 or more homes

## Delivery rate of housebuilding

35. 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
2023/24	10	43	61
<b>Average units</b>	<b>7</b>	<b>16</b>	<b>49</b>

Figure 17: Average annual build-out rates across 3 site sizes, including office to residential conversions

36. In 2023-24, the average build-out rate on small (5-24 homes) sites has remained consistent and broadly in line with the overall average. However, on medium (25-49 homes) sites, only one site was recorded and that site delivered 43 units – this was a flatted development. However, this has meant that the average number of homes delivered on the medium sized sites has returned to 16, from last year’s previous 13 homes. Similarly, the large-sized sites (50+ homes) have seen an increase in average build-out rates this year, but the effect on the running average is negligible.
37. 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. However, given that Brexit was in 2020 and Covid-19 was during 2020/21, it is no longer considered appropriate to continue to include this reduction in a forward-looking supply position.
38. Feedback from the previously held Housing Delivery Forum was that to further improve accuracy, the Council should explore build-out rates for additional site sizes above 50 units. It was also suggested that office to residential conversions under permitted development rights should be separated out as these schemes – particularly in the town centre – are likely to skew the average build-out rates for new-build development. As such, the Council have undertaken analysis of previous years’ build out rates to understand the implications of applying these suggestions. The results are shown overleaf.

Year	Site size (net dwellings on permission)				
	5-9	10-49	50-99	100-249	250+
2017/18	5	15	58	41	62
2018/19	4	14	18	53	45
2019/20	6	14	29	20	65
2020/21	3	14	15	38	53
2021/22	6	10	33	47	64
2022/23	7	9	32	46	85
2023/24	6	23	58	49	82
<b>AVG</b>	<b>5</b>	<b>14</b>	<b>35</b>	<b>42</b>	<b>65</b>

Figure 18: Average annual build-out rates across 5 site sites, including office to residential conversions

Year	Site size (net dwellings on permission)				
	5-9	10-49	50-99	100-249	250+
2017/18	5	12	58	41	62
2018/19	4	11	20	28	45
2019/20	6	14	29	20	65
2020/21	3	15	15	38	53
2021/22	6	8	33	47	64
2022/23	7	9	32	46	85
2023/24	6	23	53	37	82
<b>AVG</b>	<b>5</b>	<b>13</b>	<b>34</b>	<b>37</b>	<b>65</b>

Figure 19: Average annual build-out rates across 5 site sizes, excluding office to residential conversions

39. As a result of the above analysis, it is evident that office to residential conversions under permitted development rights have the most significant effect on the average annualised build-out rates on sites between 100 and 249 units. However, with only 5 units difference, the overall effect of their inclusion or exclusion is negligible. For the purpose of modelling assumed delivery, the following average annual build-out rates are proposed:

Year	Site size (net dwellings on permission)				
	5-9	10-49	50-99	100-249	250+
<b>Build out rate to be used:</b>	<b>5</b>	<b>15</b>	<b>35</b>	<b>40</b>	<b>65</b>

Figure 20: Average annual build-out rates to be used in delivery trajectory

## Non-implementation allowance

40. The trend of a low expiry rate of planning permissions for new homes within Maidstone continues. The average rate over the last 16 years stands at just 2%. This also reflects the rate since the base date of the adopted Local Plan Review (1 April 2021).

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%
2023-24	3,546	150	4%
<b>Average</b>	<b>4,872</b>	<b>87</b>	<b>2%</b>

41. 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.

42. 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

43. 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 72. For small sites, the average is calculated as 112 dwellings per annum and for large sites the average is 193 dwellings per annum.

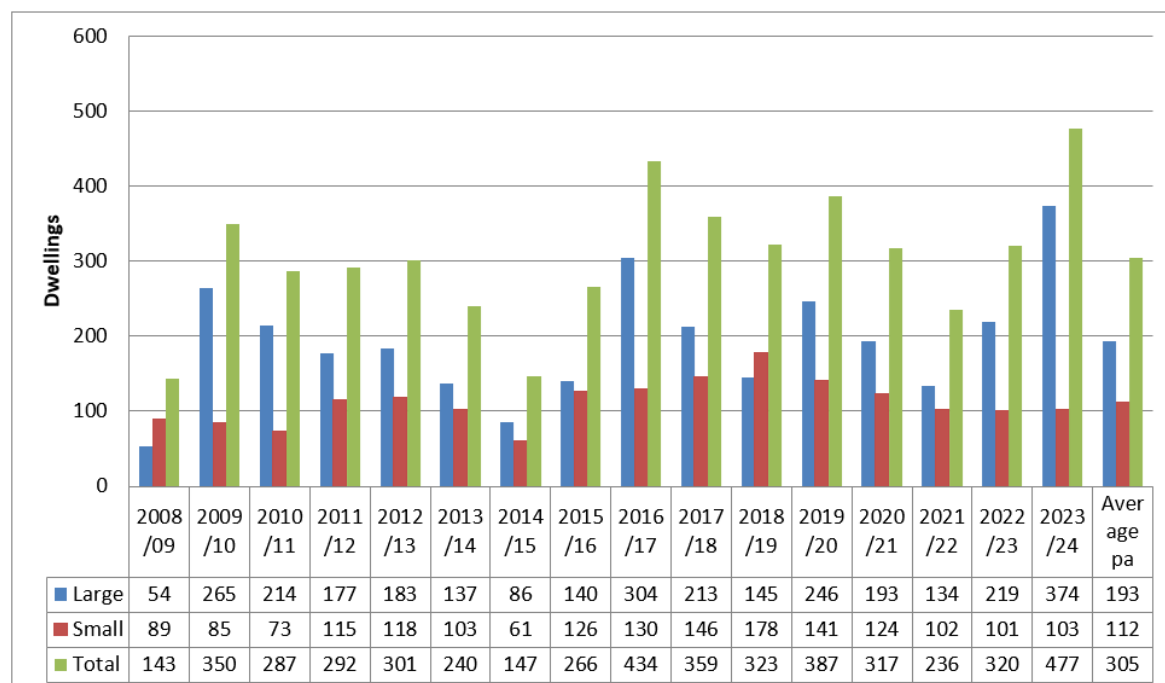


Figure 21: Annual number of new homes from windfall development on small and large sites

44. 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.
45. Further caution is applied to the large sites windfall allowance. Large sites windfall development does not form part of the five-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.

## Housing Delivery Forum

46. 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.

47. There was honest and open discussion around local and national housebuilding, with the general consensus being that there was a hardened market with greater uncertainty around delivery. At the time, national political uncertainty and potential planning reforms added 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 were in abundance at that time. This feedback was 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>.
48. For SMEs in particular, funding can be somewhat of a challenge. In a difficult market, 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. A recent publication talks of a collapse of housing association demand for Section 106 homes<sup>10</sup>. This in turn may impact 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, nor by tenure of housing – the latter being particularly difficult to account of as the tenure can often switch during build out. This is a topic area that could be explored in future.
49. However, whilst the picture was one of uncertainty in October 2023, there have been positive steps both national and locally to instil confidence and certainty back into housebuilding. Nationally, the new Labour government have made clear their intention to focus on the delivery of housebuilding, pledging to build 1.5 million homes over the next five years. Locally, the Local Plan Review was adopted by the Council on 20<sup>th</sup> March 2024 – giving land promoters and developers the confidence to bring forward allocated development sites.
50. Turning to the Council’s land supply assumptions, it was agreed that **lead-in times** were generally robust.
51. In terms of **delivery or ‘build out’ rates**, the Forum suggested looking at an alternative range of site sizes, beyond simply 50+ units. 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 have been investigated through this Delivery Report and the outcomes are set out under paragraph 35 to 39.

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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).

<sup>10</sup> <https://www.planningresource.co.uk/article/1888260/why-collapse-housing-association-demand-section-106-homes-planning-crisis> (last accessed September 2024)

## 4. Whole Plan Housing Trajectory

52. 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 2017 Local Plan and newly adopted Local Plan Review, the Council will show this against the previous Local Plan requirement and also against the adopted Local Plan Review housing requirements. This will be the final year of publishing performance against the 2017 requirements.

### Local Plan 2017

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

	Housing land supply 1 April 2011 to 31 March 2031	Dwellings (net)	Dwellings (net)
1	Objectively assessed housing need / Local Plan housing requirement		17,660
2	Completed dwellings 1 April 2011 to 31 March 2024	12,825	
3	Extant planning permissions at 1 April 2024	3,447	
4	Local Plan allocated sites (no application or application pending decision)	2,250	
5	Broad locations for future housing development	163	
6	Garden Settlements and Invicta Barracks	640	
7	Windfall sites contribution	642	
8	Total homes 2011-2031		19,967
9	Housing land supply surplus 2011-2031		+2,307

Figure 22: Total housing supply for 2017 Maidstone Borough Local Plan (2011-2031)

## Local Plan Review

54. 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 532 homes (or 2.7%) by the end of the plan period in March 2038. As is shown in Figure 16, this undersupply occurs in the final years 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 2024	3,730	
3	Extant planning permissions at 1 April 2024	3,546	
4	Local Plan allocated sites (no application or application pending decision)	4,039	
5	Broad locations for future housing development	1,143	
6	Garden Settlements and Invicta Barracks	4,190	
7	Windfall sites contribution	2,489	
8	Total homes 2021 - 2038		19,137
9	Housing land supply shortfall 2021-2038		-532

Figure 23: Total housing supply for the Local Plan Review (2021-2038)

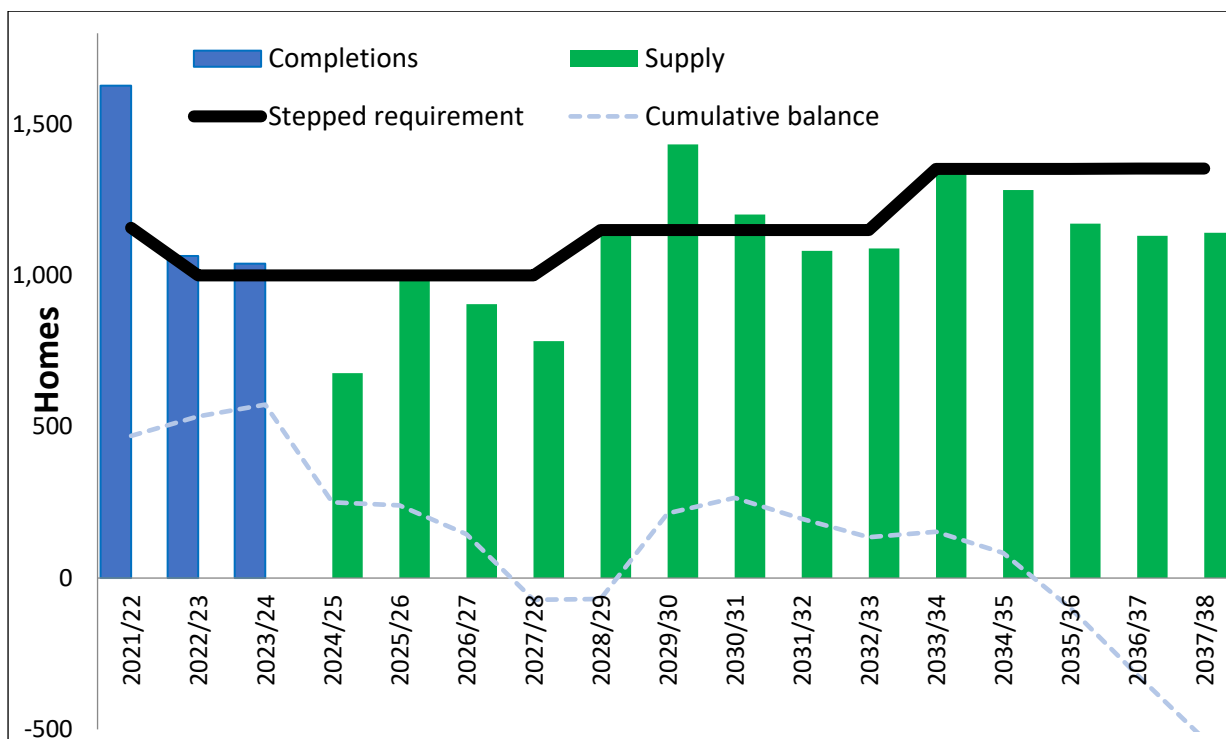


Figure 24: Local Plan Review housing trajectory 2021-2038



## Appendix 1 – Itemised Completions 2023-24

Housing Completions 2022-23

Allocation ref	Application No	Decision Date	Address	Ward	Site Area (net)	SiteSize	% on PDL	Completions (net)
H1(11)	17/502432A	08-Jun-18	Springfield Mill Sandling Road	North	6.53	Large	100	114
	18/503003/PNOCLA	26-Jul-18	Kent House, Romney Place	High Street	0.57	Large	100	108
H1(2)	18/502875	19-Nov-18	Land to the East of Hermitage Lane,	Allington	33.02	Large	0	103
H1(11)	16/507471	23-Aug-17	Land Adj Royal Engineers Road	North	1.55	Large	100	97
H1(9)	19/503912/FULL	02-Oct-20	Land At Bicknor Farm, Sutton Road	Downswood And Otham	10.79	Large	0	67
	21/502833/PNOCLA	13-Jul-21	Colman House Colman Parade 10 King Street	High Street	0.05	Large	100	63
	18/506657/FULL	30-Aug-19	Land West Of Loder Close And Westwood Close Ham Lane	Harrietsham And Lenham	1.98	Large	0	53
	18/500160	27-Sep-18	Land adjacent, 3 Tonbridge Road	Fant	0.12	Large	100	43
H1(8)	19/506182/FULL	07-Jan-21	Land West Of Church Road	Downswood And Otham	16.15	Large	0	42
H1(49)	14/505432	20-Oct-17	(Fishers Farm) Land North of, Headcorn Road,	Staplehurst	17.74	Large	0	36
H1(41)	17/500357/HYBRID	28-Sep-18	Tanyard Farm, Old Ashford Road	Harrietsham And Lenham	5.202	Large	0	28
	18/501414	27-Sep-18	Kent House , Romney Place	High Street	0.46	Large	100	24
	20/504074/FULL	18-Feb-21	70-72 King Street	High Street	0.09	Large	100	21
H1(36)	17/505499	02-Feb-18	Land Between Mill Bank, Ulcombe Road & Kings Road	Headcorn	9.14	Large	0	20
	18/506389/FULL	24-Jan-20	51 Granville Road	North	0.07	Large	100	20
	23/500244/FULL	14-Jul-23	81 London Road	Bridge	0.28	Large	100	16
H1(14)	21/500955/REM	29-Jul-21	5 Tonbridge Road (American Golf),	Fant	0.74	Large	100	12
	20/502770/FULL	04-Dec-20	Holman House, Station Road	Staplehurst	0.14	Large	100	10
	15/507909	28-Sep-18	Walderslade Woods Including, Land Off Wildfell Close	Boxley	37.26	Large	0	9
	20/505662/FULL	30-Dec-21	Land At 59 Linton Road Loose	Loose	0.57	Large	100	9
	21/505550/FULL	15-Dec-21	17 And Rear Of 15 Gabriels Hill	High Street	0.03	Large	100	8
	19/505140/FULL	10-Dec-19	Blake House, Peel Street	North	0.09	Small	100	6
	21/502734/FULL	30-Jul-21	Colman House Colman Parade 10 King Street	High Street	0.05	Large	100	6
	19/506404/PNOCLA	18-Feb-20	Blake House Peel Street	North	0.09	Large	100	6
	21/504731/PNMA	08-Nov-21	3 Stockett Lane	Coxheath And Hunton	0.07	Large	100	6
	21/503843/FULL	07-Sep-21	14, 16, 18, 20, 22, & 24 College Road	High Street	0.06	Large	100	6
	16/508574	12-Apr-17	24 Lower Stone Street,	High Street	0.04	Small	100	4
	20/504153/FULL	15-Dec-20	3 Blind Lane, Bredhurst	Boxley	0.36	Small	100	4
	21/500610/FULL	08-Apr-21	Bydews Place Farleigh Hill	South	0.23	Small	0	4
	22/502569/FULL	06-Sep-22	123-125 Boxley Road	North	0.01	Small	100	4
	23/504749/FULL	22-Dec-23	539 Loose Road	South	0.04	Small	100	4
	21/505458/REM	24-Jan-22	Land Rear Of Redic House Warmlake Road	Sutton Valence And Langley	0.3	Small	0	3
	22/503353/FULL	28-Oct-22	Land North Of Crisfield House And Egypt House The Street	Bearsted	0.28	Large	100	3
	22/503450/FULL	08-Nov-22	35 Scott Street	North	0.02	Small	100	3
	18/503404	31-Aug-18	The Yard, Hermitage Lane,	Boughton Monchelsea And Chart Sutt	0.15	Small	100	2
	17/506518/PNOCLA	12-Mar-18	Stable And Cattle Shed, Bletchenden Road	Headcorn	0.09	Small	0	2
	19/505345/FULL	23-Dec-19	19 Dover Street	Fant	0.01	Small	100	2
	20/504163/FULL	03-Mar-21	Little Woodford Maidstone Road Staplehurst	Staplehurst	0.77	Small	0	2
	19/502289/FULL	18-Nov-20	Land Adjoining 12 Lower Fant Road	Fant	0.14	Small	0	2
	22/505394/REM	18-Jan-23	Land At Linden Farm Barn Stockett Lane Coxheath	Coxheath And Hunton	0.48	Large	0	2
	22/501507/FULL	21-Jun-22	Land Adj To 59 Sandling Road	North	0.03	Small	0	2
	22/500669/FULL	12-Apr-22	Land At The Dog And Gun PH Boxley Road	North	0.02	Small	0	2
	21/506294/FULL	24-Jan-22	Land Rear Of 94 Plains Avenue	Shepway North	0.03	Small	0	2
	18/505592/FULL	21-Dec-18	Bramley Acres Gravelly Bottom Road Kingswood	Leeds	0.26	Small	100	2
	23/502194/FULL	15-Sep-23	Kent House Romney Place	High Street	0.57	Large	100	2
	18/503410	04-Mar-19	130 Upper Fant Road	Fant	0.03	Small	100	1
	18/502005	17-Jul-18	8A And 8 Mangravet Avenue	Shepway North	0.05	Small	100	1
	18/506485	28-Mar-19	Cattle Shed, Bletchenden Farm, Bletchenden Road	Headcorn	0.3	Small	0	1
	19/505341/FULL	23-Dec-19	Kings Oak Farm Crumps Lane	Headcorn	0.04	Small	0	1
	19/504938/FULL	29-Nov-19	73 Quarry Road	High Street	0.03	Small	0	1
	19/500590/PNOCLA	03-May-19	Land Adjacent To Howland Road	Marden And Yalding	0.25	Small	0	1
	18/506187	28-May-19	Lambs Cross Farm, Chart Hill Road,	Boughton Monchelsea And Chart Sutt	0.03	Small	100	1
	20/505486/FULL	12-Feb-21	Former Water Pumphouse At Corner Of Dean Street and W	Coxheath And Hunton	0.02	Small	100	1
	20/501356/PNOCLA	15-May-20	Pancake Old Apple Store Boyton Court Road	Sutton Valence And Langley	0.2	Small	0	1
	20/503165/FULL	16-Nov-20	Hopper Hut Adjacent Hop Cottage Shingle Barn Lane	Marden And Yalding	0.04	Small	100	1
	20/501764/FULL	18-Jun-20	22 St Luke's Avenue	East	0.02	Small	100	1

Housing Completions 2022-23

20/502794/FULL	17-Sep-20	Land South Of 36 Hedley Street	East	0.01	Small	100	1
21/505205/REM	11-Feb-22	Teisieside Nurseries Laddingford	Marden And Yalding	0.22	Small	100	1
21/504807/FULL	01-Dec-21	Cherry Bank Plain Road Marden	Marden And Yalding	0.09	Small	100	1
22/500391/REM	30-Mar-22	7 Nursery Close	Headcorn	0.16	Small	100	1
22/505494/FULL	16-Feb-23	Linton Park Heath Road	Coxheath And Hunton	14.06	Small	100	1
21/503126/FULL	23-Feb-23	Pressprint House 9 Station Road	High Street	0.03	Large	100	1
21/506627/FULL	12-Apr-22	Ely Oast Goudhurst Road Staplehurst	Staplehurst	0.15	Small	100	1
22/503028/FULL	13-Sep-22	Park Farm Rectory Lane Chart Sutton	Boughton Monchelsea And Chart Sutton	0.78	Small	0	1
21/503016/FULL	30-Jul-21	Orchard House, The Street	Headcorn	0.08	Small	0	1
21/506664/FULL	02-Sep-22	Rosehill Vanity Lane Linton	Coxheath And Hunton	0.07	Small	0	1
22/505340/FULL	10-Jan-23	Chapel Nursery Pleasant Valley Lane East Farleigh	Coxheath And Hunton	0.08	Small	0	1
21/500931/FULL	28-Apr-21	58 Penenden Heath Road	East	0.06	Small	100	1
20/504551/FULL	25-Jun-21	River Barn Tutsham Farm West Farleigh	Coxheath And Hunton	0.53	Small	100	1
21/505774/FULL	11-Mar-22	The Old Apple Store On Land Bet Forge House & Rock Cottage	Headcorn	0.03	Small	0	1
21/501295/FULL	08-Jun-21	Land Rear Of 7 The Street	Detling And Thurnham	0.05	Small	0	1
21/500303/FULL	20-Apr-21	Land To The Rear Of 92 The Quarries Boughton Monchelsea	Boughton Monchelsea And Chart Sutton	0.11	Small	0	1
21/500723/FULL	28-May-21	Grain Store and Barn Adjacent Chaney Court Cottage	Boughton Monchelsea And Chart Sutton	0.01	Small	0	1
21/501641/FULL	04-Jun-21	83 St Luke's Road	East	0.05	Small	100	1
22/501786/FULL	18-Aug-22	3 Stockett Lane	Coxheath And Hunton	0.07	Small	100	1
22/503773/FULL	12-Oct-22	Bearsted Library The Green Bearsted	Bearsted	0.12	Small	100	1
23/500331/FULL	30-Mar-23	2 Cross Street	North	0.01	Small	100	1
22/505238/FULL	13-Jan-23	Hill Farm Barn, Lenham Road	Headcorn	0.05	Small	0	1
22/500645/REM	11-Apr-22	8 Nursery Close	Headcorn	0.16	Small	100	1
22/501334/REM	11-May-22	9 Nursery Close	Headcorn	0.21	Small	100	1
22/500646/REM	11-Apr-22	1 Nursery Close	Headcorn	0.2	Small	100	1
22/502385/REM	11-Jul-22	4 Nursery Close	Headcorn	0.16	Small	0	1
22/504303/REM	02-Nov-22	10 Nursery Close	Headcorn	0.16	Small	100	1
22/502326/REM	07-Jul-22	11 Nursery Close	Headcorn	0.16	Small	0	1
22/502658/REM	25-Jul-22	2 Nursery Close	Headcorn	0.16	Small	0	1
22/503515/REM	15-Sep-22	3 Nursery Close	Headcorn	0.16	Small	0	1
22/505918/REM	16-Feb-23	12 Nursery Close	Headcorn	0.15	Large	100	1
22/504672/PNQCLA	23-Nov-22	Agricultural Building At Luckhurst Farm Love Lane Headcorn	Headcorn	0.04	Small	0	1
21/501340/FULL	24-May-21	412 Loose Road	South	0.02	Small	100	1
20/505838/FULL	06-Apr-21	Thorford Hall Farm Barn Goudhurst Road	Staplehurst	0.06	Small	0	1
21/504332/FULL	08-Dec-21	79 West Park Road	Shepway North	0.04	Small	100	1
21/503370/FULL	09-Sep-21	10A Queen Anne Road (Rear Of 35 Albion Place)	High Street	0.01	Small	100	1
21/502584/FULL	04-Aug-21	56 Gabriels Hill	High Street	0.02	Small	100	1
21/501985/FULL	13-Aug-21	The Old Piggery Mansion Farm Liverton Hill	Harrietsham And Lenham	0.17	Small	0	1
23/502946/LDCEX	24-Aug-23	Kingfishers Chickenden Lane	Staplehurst	0.17	Small	100	1
23/502900/LDCEX	22-Aug-23	The Bungalow Chickenden Lane Staplehurst	Staplehurst	0.15	Small	100	1
22/501301/FULL	27-Sep-23	The White House Barn Heath Road	Boughton Monchelsea And Chart Sutton	0.07	Small	0	1
23/502050/PNQCLA	23-Jun-23	Agricultural Building At Rectory Farm Rectory Lane	Boughton Monchelsea And Chart Sutton	0.18	Small	0	1
23/505632/FULL	28-Feb-24	Fairbourne Manor Fairbourne Lane Harrietsham	Harrietsham And Lenham	0.23	Small	0	1
23/502111/FULL	04-Sep-23	The Barn Fairview Faversham Road	Harrietsham And Lenham	0.43	Small	0	1
23/502604/LDCEX	22-Aug-23	Sandhurst Lenham Heath Road Lenham Heath	Harrietsham And Lenham	0.01	Small	100	1
23/502390/LDCEX	18-Jul-23	Yew Tree Lodge Grange Lane	Boxley	0	Small	100	1
23/505460/LDCEX	16-Feb-24	Cold Blow Farm Coldblow Lane Thurnham	Detling And Thurnham	0.01	Small	0	1
23/503644/FULL	04-Oct-23	21 Cheviot Gardens Downswood	Downswood And Otham	0.01	Small	100	1
23/504708/LDCEX	19-Dec-23	36 Melville Road	High Street	0.02	Small	100	1
23/502149/LDCEX	10-Jul-23	Annexe Bydews Farm Cottage Farleigh Hill	South	0.16	Small	100	1
23/500580/FULL	24-Apr-23	Yalding Village Club High Street	Marden And Yalding	0.16	Small	100	1
23/502073/FULL	12-Jul-23	33 Hayle Road	High Street	0.03	Small	100	1
22/501795/FULL	06-Jul-22	The Old Coach House Claygate	Marden And Yalding	0.14	Small	100	0
21/505494/FULL	12-Dec-21	Nether Cottage Ashford Road Bearsted	Detling And Thurnham	0.16	Small	100	0
21/506075/FULL	11-Feb-22	Chapel Nursery Pleasant Valley Lane East Farleigh	Coxheath And Hunton	0.08	Small	0	0
21/500168/FULL	22-Aug-22	Loxley House Gravelly Bottom Road Kingswood	Leeds	0.32	Small	100	0
22/502638/FULL	22-Jul-22	28 High Street	Harrietsham And Lenham	0.02	Small	100	0
21/503986/FULL	22-Sep-21	Heath View Leeds Road Langley	Sutton Valence And Langley	0.09	Small	100	0

Housing Completions 2022-23

	23/501365/LDCEX	15-May-23	1 & 2 Foremans Barn Foremans Barn Road	Coxheath And Hunton	0.52	Small	100	0
	20/505792/FULL	08-Feb-21	25 Castle Dene	North	0.09	Small	100	-1
	22/502045/FULL	08-Jul-22	4 Windsor Close	East	0.08	Small	100	-1
	23/503537/FULL	20-Oct-23	221 Loose Road	Shepway North	0.12	Small	100	-1
	23/500212/FULL	27-Mar-23	2 Trapham Road	Bridge	0.08	Small	100	-1
	23/503568/LAWPR	23-Nov-23	68 Waterlow Road	East	0.02	Small	100	-1
	21/504281/HYBRID	23-Dec-21	Farm Villa Maidstone Hospital Hermitage Lane	Heath	1.86	Small	100	-3
								<b>1,039</b>

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

Application details			Site address			Site details			Assessment of deliverability			Supply details																
Application No	Application Type	Allocation Ref	Address	Address2	Ward	Site Size	% of Site on PDL	Site Area (net)	HLS Officer Conclusion	NPPF Category 'A' or 'B' site	NPPF 'deliverable'	Supply Balance	24/25Year 1	25/26Year 2	26/27Year 3	27/28Year 4	28/29Year 5	29/30Year 6	30/31Year 7	31/32Year 8	32/33Year 9	33/34Year 10	34/35Year 11	35/36Year 12	36/37Year 13	37/38Year 14	Beyond plan	
19/506182/FULL	Full	H1 (8)	Land West Of Church Road	Otham, Kent, ME15 8SB	Downswood And Otham	Large	0	16.15	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	379	65	65	65	65	65	54										
15/509041	Reserved Matters		Land at, Farleigh Hill,	Tovil, Maidstone, Kent	South	Large	100	6.3	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	272	65	65	65	65	12											
22/501895/REM	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	40	38									
20/501773/FULL	Full	H1 (4)	Land Off Oakapple Lane Barming	Maidstone Kent	Barming	Large	0	6.99	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	181	40	40	40	40	21											
20/505707/FULL	Full	LPRSA151	Mote Road Car Park Mote Road	Maidstone Kent	High Street	Large	100	0.41	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	172	40	40	40	40	12											
21/504569/REM	Reserved Matters	H1 (10)	Land South Of, Sutton Road (Phase 3) (Rosewood)	Langley, Kent	Park Wood	Large	0	47.29	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	170	40	40	40	40	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 trajectory used	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	159		85		74												
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 - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	143	40	40	40	23												
19/503995/EIFUL	Full	LNP 5	Land At Old Ham Lane Lenham	Maidstone Kent	Harrietsham And Lenham	Large	0		Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	136		40	40	40	16											
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 detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	122		40	40	42												
17/500357/HYBRID	Other Major	H1 (41)	Tanyard Farm, Old Ashford Road	Lenham	Harrietsham And Lenham	Large	0	5.202	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	113	40	40	33													
21/502626/REM	Reserved Matters	H1 (10)	Land South Of Sutton Road (Phase 2)	Langley Kent	Sutton Valence And Langley	Large	0	2.84	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	109	35	40	34													
20/501427/OUT	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.	90				35	35	20										
18/505455	Reserved Matters		Land East Of, Gleamingwood Drive	Lordswood, Kent	Boxley	Large	0	4.66	Under Construction - developer trajectory used	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	89	16	25	25	23												
21/502376/PNOCLA	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	35	35	18													
23/505344/REM	Reserved Matters		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 detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	84		35	35	14												
22/501843/REM	Reserved Matters	H1 (10)	Phase 6 Land South Of Sutton Road	Langley Kent	Sutton Valence And Langley	Large	0	10.26	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	79	35	35	9													
20/504127/FULL	Full		The Somerfield Hospital 63-79 London Road	Maidstone Kent ME16 0DU	Bridge	Large	100	1.15	Under Construction - methodology applied. <a href="https://www.goldinghomes.org.uk/current-developments/somerfield-terrace-maidstone-2044/">https://www.goldinghomes.org.uk/current-developments/somerfield-terrace-maidstone-2044/</a> Due to complete by end of 2025	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	73	35	38														
19/501221/FULL	Full	H1 (31)	Land To The South Of, Cross Keys	Bearsted, Kent, ME14 4HR	Bearsted	Large	0	4.83	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	50	35	15														
21/501734/FULL	Full		Winterwood Farm Chartway Street	Sutton Valence ME17 3DN	Sutton Valence And Langley	Large	100	0.33	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	30		15	15													
22/500637/FULL	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		15	13													

21/502579/FULL	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	15	10
20/502081/REM	Reserved Matters	H1(14)	5 Tonbridge Road (American Golf)	Maidstone Kent ME16 8RL	Fant	Large	100	0.7645	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	23	15	8
20/504416/FULL	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		15 4
23/505762/PNMA	Prior notification		Sussex House 21-25 Lower Stone Street	Maidstone Kent ME15 6YT	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.	18		15 3
21/503043/FULL	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	15	3
21/503101/FULL	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		14
16/506266	Full		Sharp House, Tovil Green,	Tovil, Kent, ME15 6RL	South	Large	100	0.17	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	13	13	
21/504227/PNOCLA	Full		Somerfield House 59 London Road	Maidstone Kent ME16 8JH	Bridge	Large	100	0.27	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	12		12
21/500955/REM	Reserved Matters	H1 (14)	5 Tonbridge Road (American Golf),	Maidstone, Kent, ME16 8RL	Fant	Large	100	0.74	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	12	12	
22/504154/FULL	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	12	
20/504834/FULL	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		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	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	11	
22/500222/FULL	Full	LPRSA152	Heather House And Pavilion Building Bicknor Road	Maidstone Kent ME15 9PS	Park Wood	Large	100	0.65	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	11	11	
20/506064/FULL	Full		Culls Farm Dean Street	East Farleigh ME15 OPS	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	10	
21/506862/REM	Reserved Matters	H1 (10)	Land South of Sutton Road (Phase 2)	Langley, Kent	Park Wood	Large	0	47.29	Under Construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	10	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	10	
17/503118	Full	H1 (63)	Land adjacent to the Windmill, Eyhorne Street	Hollingbourne, Kent, ME17 1TR	North Downs	Large	0	1.527	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	10	10	
22/500597/FULL	Full	LPRSA364	Land At South East Coast Ambulance Service Heath Road	Coxheath Maidstone ME17 4BG	Coxheath And Hunton	Large	100	0.39	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	9	5	4
23/505655/FULL	Full		Falcon Court 73 College Road	Maidstone Kent ME15 6TF	High Street	Large	100	0.13	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	9		5 4
21/506860/FULL	Full		91-93 King Street	Maidstone Kent ME14 1BG	High Street	Large	100	0.05	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	9		5 4
22/503256/FULL	Full		Land Rear Of 70-72 King Street	Maidstone Kent ME14 1BL	High Street	Large	100	0.13	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	9		5 4
23/502752/FULL	Full		105 Old Tovil Road	Maidstone Kent ME15 6QE	High Street	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.	9	5	4

22/500458/FULL	Full		Mulberry House 16 Northumberland Road	Maidstone Kent ME15 7LJ	Shepway South	Large	100	0.11	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	9	5	4
23/505527/FULL	Full		Land At Wharf Road	Tovil Kent	South	Large	100	0.17	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	9		5 4
21/501742/OUT	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	B	Major extant outline permission (10+ units).	9		5 4
22/501405/FULL	Full		Springwood Road Nurses Accommodation Springwood Road	Barming Kent	Heath	Large	100	0.65	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	8	5	3
22/504146/FULL	Full		Blue House Farm Warren Street Lenham	Maidstone Kent ME17 2ED	Harrietsham And Lenham	Large	100	0.41	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	8	5	3
22/500745/FULL	Full		Church Farm Ulcombe Hill	Ulcombe Kent ME17 1DN	Headcorn	Large	100	1.32	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	8	5	3
19/501171/PNPA	Other Major		The Workshops , Land Adj To White House	Stockbury Valley, Stockbury, Kent, ME9 7QD	North Downs	Large	100	0.05	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	8	5	3
23/503950/FULL	Full		Bicknor Farm Sutton Road Langley	Maidstone Kent ME17 3NG	Downswood And Otham	Large	0	0.73	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	7	5	2
20/500259/FULL	Full		2 County Road	Maidstone Kent ME14 1UY	East	Large	100	0.03	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	7	5	2
23/504341/FULL	Full		Land Rear Of 74 Week Street	Maidstone Kent ME14 1RJ	East	Large	100	0.02	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	6	5	1
14/505311	Full		98-99 Florence Road	Maidstone, Kent, ME16 8EN	Fant	Large	100	0.03	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	6	5	1
22/503353/FULL	Full		Land North Of Crisfield House And Egypt House The Street	Bearsted Kent	Bearsted	Large	100	0.28	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	6	5	1
18/501427	Full		Medway House, 26-28 Medway Street	Maidstone, Kent, ME14 1JS	High Street	Large	100	0.07	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	6	5	1
20/504385/FULL	Full		66 Tonbridge Road	Maidstone Kent ME16 8SE	Bridge	Large	100	0.04	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	5	5	
21/504226/PNOCLA	Prior notification		Ashmore House 57 London Road	Maidstone Kent ME16 8JH	Bridge	Large	100	0.12	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	5	5	
20/502018/FULL	Full		Four Oaks Farm Four Oaks Road Headcorn	Ashford Kent TN27 9PB	Headcorn	Large	0	0.54	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	5	5	
22/504524/FULL	Full		Land To The Rear Of The Foremans Centre High Street	Headcorn Kent TN27 9NE	Headcorn	Large	100	0.37	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	5	5	
23/502976/FULL	Full		36 Melville Road	Maidstone Kent ME15 7UR	High Street	Large	100	0.02	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	5	5	
23/504146/FULL	Full		Upper Fowle Hall Farm Willow Lane	Paddock Wood Kent TN12 6PF	Marden And Yalding	Large	0	0.15	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	4	4	
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	
21/504880/FULL	Full		Stilebridge Kennels Stilebridge Lane Linton	Maidstone Kent ME17 4DE	Coxheath And Hunton	Small	100	0.39	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	4		4
21/500564/FULL	Full		Runham Farm Runham Lane	Harrietsham ME17 1NH	Harrietsham And Lenham	Small	0	0.51	Under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	4	2	2



23/504725/REM	Reserved Matters		The Rectory Church Road	Harrietsham Kent ME17 1AP	Harrietsham And Lenham	Large	0	0.31	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	4	4	
22/503153/REM	Reserved Matters		3 Kings Road	Headcorn Kent TN27 9QT	Headcorn	Small	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.	4	4	
21/504488/FULL	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	
24/500002/FULL	Full		7 -10 College Walk	Maidstone Kent ME15 6PA	High Street	Small	100	0.16	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	4	4	
22/505354/PNMA	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	
23/500470/FULL	Full		17 Albion Place	Maidstone Kent ME14 5EQ	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.	4	4	
23/503929/PNMA	Prior notification		Lydean House 30-32 Albion Place	Maidstone Kent ME14 5DZ	High Street	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.	4	4	
22/503088/FULL	Full		White Hart Claygate	Marden TN12 9PL	Marden And Yalding	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	
22/504747/FULL	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	
21/502271/PNOCLA	Prior notification		Rear Office Block At 539 Loose Road	Maidstone Kent ME15 9UQ	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.	4	4	
23/503574/REM	Reserved Matters		Land Adjacent To West View Maidstone Road Staplehurst	Tonbridge Kent TN12 0RE	Staplehurst	Small	0	0.98	Under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	4	4	
23/505810/FULL	Full		Elmscroft Farm Charlton Lane	West Farleigh Kent ME15 0NY	Coxheath And Hunton	Small	100	0.24	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	4	4	
22/502745/FULL	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	
22/504121/FULL	Full		Hall At Former Detling Church Of England Primary School	The Street Detling Maidstone Kent ME14 3JT	Detling And Thurnham	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.	3	3	
20/505470/FULL	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	
22/501229/FULL	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	
22/503963/FULL	Full		Land Adj To 12 West Street Harrietsham	Maidstone Kent ME17 1JD	Harrietsham And Lenham	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.	3	3	

22/501407/FULL	Full		Harrietsham Primary School And School House Ashford Road	Harrietsham Kent ME17 1AJ	Harrietsham And Lenham	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
21/504099/FULL	Full		Agricultural Buildings at Judge House Farm 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
21/502380/FULL	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
21/503150/FULL	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
23/504582/FULL	Full		36 King Street	Maidstone Kent ME14 1BS	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.	3		3
21/502084/PNQCLA	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
22/503932/FULL	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
21/501554/FULL	Full		Woodside Firs Lane	Hollingbourne ME17 1XJ	North Downs	Small	100	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
23/500392/PNQCLA	Prior notification		Agricultural Barn At Newstead Farm Couchman Green Lane	Staplehurst Tonbridge Kent TN12 0RT	Staplehurst	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.	3		3
22/503934/FULL	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
22/505554/FULL	Full		14 Blackmanstone Way	Maidstone Kent ME16 0NT	Allington	Small	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.	2	2	2
23/504867/FULL	Full		Land At Lewis Court Green Lane Boughton Monchelsea	Maidstone Kent ME17 4LF	Boughton Monchelsea And Chart Sutton	Small	0	0.19	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	2		2
23/500617/FULL	Full		Pinelodge Cottage Somerfield Road	Maidstone Kent ME16 8JJ	Bridge	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.	2		2
23/504112/FULL	Full		18 Buckland Road	Maidstone Kent ME16 0SL	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.	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/FULL	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
21/502567/FULL	Full		Old Savage Farm East Street	Hunton Kent ME15 0QY	Coxheath And Hunton	Small	100	0.39	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	2		2

23/505157/FULL	Full		Farleigh Forge Garage Lower Road East Farleigh	Maidstone Kent ME15 0JS	Coxheath And Hunton	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.	2		2
21/506239/OUT	Outline		Glenrowan House Roundwell, Bearsted	Maidstone Kent ME14 4HL	Detling And Thurnham	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.	2		2
22/505376/REM	Reserved Matters		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
21/505425/FULL	Full		Land To The Rear Of 244 - 250 Upper Fant Road	Maidstone Kent ME16 8BX	Fant	Small	100	0.07	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	2		2
22/503535/FULL	Full		101 Milton Street	Maidstone Kent ME16 8LD	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
19/501616/PNQCLA	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	
21/504445/PNMA	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
22/505647/FULL	Full		Fairbourne Manor Stables Fairbourne Lane	Harrietsham Kent ME17 1LN	Harrietsham And Lenham	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.	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	
22/501938/FULL	Full		The Cloth Hall North Street	Headcorn Kent TN27 9NN	Headcorn	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	
22/503933/FULL	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
21/500130/FULL	Full		7-9 Lower Stone Street	Maidstone Kent ME15 6JX	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.	2		2
22/504589/FULL	Full		7 Clarendon Place King Street	Maidstone Kent ME14 1BQ	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.	3	3	
22/503492/FULL	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	
22/505704/FULL	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
23/503252/FULL	Full		Salts Farm Salts Lane	Loose Kent ME15 0BD	Loose	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.	2		2
20/505100/PNQCLA	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	

21/505741/FULL	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
23/501474/PNQCLA	Prior notification		The Cold Store Cannon Farm Thorn Road Marden	Tonbridge Kent TN12 9LR	Marden And Yalding	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
22/504279/FULL	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
21/506864/FULL	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
19/504438/FULL	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	
20/503446/PNPA	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	
20/504997/FULL	Full		2 Maple Avenue	Maidstone Kent ME16 0DD	Allington	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	
23/503005/FULL	Full		29 Castle Road	Maidstone Kent ME16 0PP	Allington	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	
22/503603/FULL	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
20/505704/FULL	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
20/501750/FULL	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
23/500914/FULL	Full		50 Cross Keys	Bearsted Kent ME14 4HS	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
23/501237/PNQCLA	Prior notification		The Old Dairy Knowlesden Farm Lower Farm Road	Chart Sutton 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
23/500949/FULL	Full		Oast Cottage Boughton Lane Boughton Monchelsea	Maidstone Kent ME17 4NA	Boughton Monchelsea And Chart Sutton	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.	1		1
22/500282/PNQCLA	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
21/506457/PNQCLA	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
23/505131/PNQCLA	Prior notification		The Barn At Wierton Hill Farm Wierton Hill	Boughton Monchelsea Kent ME17 4JS	Boughton Monchelsea And Chart Sutton	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
23/503038/FULL	Full		Swallowfields Haste Hill Road Boughton Monchelsea	Maidstone Kent ME17 4LW	Boughton Monchelsea And Chart Sutton	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

23/503056/OUT	Outline		Land At 70 Church Street Boughton Monchelsea	Maidstone Kent ME17 4HN	Boughton Monchelsea And Chart Sutton	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	
19/504937/FULL	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	
19/503771/FULL	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	
23/505476/REM	Reserved Matters		The Three Ashes Boxley Road Walderslade	Chatham Kent ME5 9JG	Boxley	Small	0	4.12	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	2	2	
22/502452/FULL	Full		Anacapri Weaving Street	Weaving Kent ME14 5JH	Boxley	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	
21/504650/FULL	Full		Land Rear Of Forge Lodge Forge Lane Bredhurst	Gillingham Kent ME7 3JWC	Boxley	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.	1	1	
21/506626/FULL	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	
22/504933/FULL	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	
22/504512/OUT	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	
23/500573/FULL	Full		Jonquil Weaving Street	Weaving Kent ME14 5JH	Boxley	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	
23/503417/PNQCCLA	Prior notification		Abbey Court Farm Lidsing Road Lidsing	Gillingham Kent ME7 3NL	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	
22/505361/FULL	Full		Anerley Forge Lane	Bredhurst Kent ME7 3JW	Boxley	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	
20/503199/FULL	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	
21/502198/FULL	Full		Land Adjacent The Mews Buckland Lane	Maidstone Kent ME16 0BH	Bridge	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.	1	1	
22/503699/FULL	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	
23/503853/PNMA	Prior notification		3A London Road	Maidstone Kent ME16 8HS	Bridge	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	
23/503709/OUT	Outline		124 London Road	Maidstone Kent ME16 0BX	Bridge	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	

20/505710/FULL	Full		15 Amsbury Road Coxheath	Maidstone Kent ME17 4DW	Coxheath And Hunton	Small	0	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	
23/504389/PNQCLA	Prior notification		Westerhill Barn, Westerhill Road	Coxheath, Kent, ME17 4BS	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	
21/505677/FULL	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	
22/503634/PNQCLA	Prior notification		Peartree Farm Ewell Lane West Farleigh	Maidstone Kent ME15 ONG	Coxheath And Hunton	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	
23/501505/FULL	Full		1 New Cottages Barn Hill	Hunton Kent ME15 0QT	Coxheath And Hunton	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.	1	1	
21/503267/FULL	Full		Friningham Manor Friningham Farm Detling	Maidstone Kent ME14 3JD	Detling And Thurnham	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.	1	1	
20/501972/FULL	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	
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	
22/503337/FULL	Full		Glenrowan House Roundwell	Bearsted Kent ME14 4HL	Detling And Thurnham	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	
22/502643/FULL	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	
21/503108/FULL	Full		16 Hatherall Road	Maidstone, Kent ME14 5HE	East	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	
19/503343/FULL	Full		51 Florence Road	Maidstone, Kent, ME16 8EL	Fant	Large	0	0.02	Under construction - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
19/502487/FULL	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	
21/502891/FULL	Full		37 Gatland Lane	Maidstone Kent ME16 8PJ	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.	1	1	
21/504617/FULL	Full		195 Upper Fant Road	Maidstone Kent ME16 8BX	Fant	Small	100	0.05	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
24/500006/FULL	Full		31 Florence Road	Maidstone Kent ME16 8EL	Fant	Small	100	0.05	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
23/503726/FULL	Full		Land To The East Of 26 Douglas Road	Maidstone Kent ME16 8ER	Fant	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	
23/502446/FULL	Full		Land To Rear 18-20 Hartnup Street	Maidstone Kent ME16 8LR	Fant	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	

22/502583/FULL	Full		78 Glebe Lane	Maidstone Kent ME16 9BA	Fant	Small	100	0.07	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1		1
22/505414/FULL	Full		2 Charlton Street	Maidstone Kent ME16 8LA	Fant	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
20/502678/PNPA	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	
21/505923/FULL	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
21/505360/FULL	Full		The Cow Shed West Street	Lenham Kent ME17 2EP	Harrietsham And Lenham	Small	0	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
21/503543/FULL	Full		Paradi Dickey Lane Lenham	Maidstone Kent ME17 2DD	Harrietsham And Lenham	Small	0	0.19	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1		1
18/503189	Full		Popes Hall Farm, Sandway	Maidstone, Kent, ME17 2BH	Headcorn	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	
23/502784/PNQCLA	Prior notification		Barn At Knowle Game Farm Knowle Hill	Ulcombe Kent ME17 1ES	Headcorn	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
23/502029/PNQCLA	Prior notification		Eden Park Farm Love Lane Headcorn	Ashford Kent TN27 9HL	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
19/506112/FULL	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
20/506162/FULL	Full		Wallet Court Oast Southernden Road	Headcorn Kent TN27 9LN	Headcorn	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	
21/503478/FULL	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
21/504263/P2OZA	Prior notification		Industrial Unit To The Rear Of Hillcroft Ulcombe Hill Ulcombe	Maidstone Kent ME17 1DJ	Headcorn	Small	100	0.1	Under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
21/505142/PNQCLA	Prior notification		Jacdon 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	
21/504647/FULL	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
21/504212/FULL	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

22/500871/FULL	Full		Barn At Roydon Farm Pye Corner Ulcombe	Maidstone Kent ME17 1EG	Headcorn	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	
22/503285/PNQCLA	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	
22/502266/FULL	Full		21 Station Road	Headcorn Kent TN27 9SB	Headcorn	Small	0	0.1	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
23/501989/FULL	Full		7 - 9 Kings Road	Headcorn Kent TN27 9QT	Headcorn	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	
23/502196/REM	Reserved Matters		5 Nursery Close	Headcorn Kent TN27 9GF	Headcorn	Small	100	0.94	Under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
23/502724/REM	Reserved Matters		6 Nursery Close	Headcorn Kent TN27 9GF	Headcorn	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	
23/502400/FULL	Full		Stone Stile House Stonestile Road Headcorn	Ashford Kent TN27 9PG	Headcorn	Small	100	0.36	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
22/500327/FULL	Full		Land Adjacent To Oakside Barn Tattlebury Lane	Headcorn Kent TN27 9JU	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	
21/506389/FULL	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	
23/505345/FULL	Full		5 Romney Place	Maidstone Kent ME15 6LE	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	
23/505562/FULL	Full		29 Wyatt Street	Maidstone Kent ME14 1EU	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	
21/504234/FULL	Full		20A Gabriels Hill	Maidstone Kent ME15 6JG	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	
21/500985/FULL	Full		The Old School 92A Melville Road	Maidstone Kent	High Street	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	
22/504439/FULL	Full		Corpus Christi Hall Fairmeadow	Maidstone Kent ME14 1JP	High Street	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	
22/504053/FULL	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	
23/501451/FULL	Full		65 College Road	Maidstone Kent ME15 6SX	High Street	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.	1	1	
21/501748/FULL	Full		Dunrovin 17 Charlesford Avenue Kingswood	Maidstone Kent ME17 3PE	Leeds	Small	100	4.12	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	



23/502114/FULL	Full		23 Salts Avenue Loose	Maidstone Kent ME15 OAZ	Loose	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
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	
21/504903/FULL	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	
22/503423/FULL	Full		The Byre Darman Lane Paddock Wood	Tonbridge Kent TN12 6PW	Marden And Yalding	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	
21/504555/FULL	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	
21/505282/FULL	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	
23/505340/FULL	Full		Den Farm House Den Lane	Collier Street Kent TN12 9PX	Marden And Yalding	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
21/503137/FULL	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
22/501196/PNQCLA	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
23/501475/PNQCLA	Prior notification		The Packing Shed Cannon Farm Thorn Road	Marden Tonbridge Kent TN12 9LR	Marden And Yalding	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
23/503763/PNQCLA	Prior notification		Horns Lodge Claygate Road Marden	Tonbridge Kent TN12 9PT	Marden And Yalding	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
21/502108/FULL	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
23/503723/FULL	Full		16 Ringlestone Crescent	Maidstone Kent ME14 2NE	North	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	
20/505792/FULL	Full		25 Castle Dene	Maidstone Kent ME14 2NH	North	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.	1		1
22/505200/FULL	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
22/504715/FULL	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
23/502499/FULL	Full		Timberden Boxley Road	Maidstone Kent ME14 2DT	North	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.	1		1
23/504218/FULL	Full		43 Edna Road	Maidstone Kent ME14 2QN	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

21/500768/FULL	Full		Pine Cottage, Ashford Road,	Hollingbourne, Kent, ME17 1XH	North Downs	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	
21/504204/FULL	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	
21/502818/FULL	Full		Brooms Hall Broad Street Hill Hucking	Maidstone Kent ME17 1QX	North Downs	Small	100	0.42	Under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
22/505787/FULL	Full		Norton Hall Rigshill Road Otterden	Faversham Kent ME13 0JD	North Downs	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	
21/502315/FULL	Full		48 Woodside Road,	Maidstone, Kent, ME15 9AY	Shepway 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.	1	1	
22/504116/FULL	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	
23/505000/FULL	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	
22/501946/FULL	Full		Land Adjacent To 1 Stone Cottages Claygate	Maidstone Kent ME15 8DN	Shepway North	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	
22/503216/FULL	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	
21/504929/FULL	Full		Land Rear Of 260 To 262 Willington Street	Maidstone Kent ME15 8AT	Shepway 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	
23/504800/FULL	Full		21 Richmond Way	Maidstone Kent ME15 6BL	South	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	
22/504136/FULL	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	
23/500374/FULL	Full		13 Saltwood Road	Tovil Kent ME15 6UY	South	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	
23/500556/FULL	Full		Meadowcroft House Goudhurst Road Staplehurst	Tonbridge Kent TN12 0HQ	Staplehurst	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	
20/500269/FULL	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	
21/505937/PNQCLA	Full		Overbridge Farm Marden Road Staplehurst	Tonbridge Kent TN12 0JH	Staplehurst	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	
22/505180/FULL	Full		9A Jaggard Way	Staplehurst Kent TN12 0LF	Staplehurst	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	

22/505902/FULL	Full		The Hop Picking Machine Shed Mathurst Farm Goudhurst Road	Staplehurst Tonbridge Kent TN12 0HQ	Staplehurst	Small	0	0.18	Under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1	1	
23/504720/FULL	Full		Lakelands Clapper Lane Staplehurst	Tonbridge Kent TN12 0JT	Staplehurst	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
21/505465/OUT	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
21/506412/FULL	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
21/506677/FULL	Full		Orchard House Sutton Road Langley	Maidstone Kent ME17 3LZ	Sutton Valence And Langley	Small	0	0.05	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	1		1
21/505080/FULL	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
22/502049/FULL	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
22/506007/PNQCLA	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
23/502498/PNQCLA	Prior notification		Lavender Cottage Leeds Road Langley	Maidstone Kent ME17 3JN	Sutton Valence And Langley	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
23/503996/FULL	Full		1 Jubilee Cottages South Lane Sutton Valence	Maidstone Kent ME17 3BD	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
23/505552/LDCEX	Lawful development certificate		Wagon Lodge Forsham Farm Forsham Lane Sutton Valence	Maidstone Kent ME17 3EW	Sutton Valence And Langley	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
23/502654/FULL	Full		38 South Bank Staplehurst	Tonbridge Kent TN12 0BD	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
21/506047/FULL	Full		480 Loose Road	Maidstone Kent ME15 9UB	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.	1	1	
20/506127/FULL	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
23/504904/FULL	Full		The White House Heath Road	West Farleigh Kent ME15 0QN	Coxheath And Hunton	Small	100	0.64	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	0		0
24/500129/FULL	Full		5 Nicholas Close	Maidstone Kent ME16 9PN	Heath	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.	0		0
22/502313/FULL	Full		St Faiths Bungalow St Faiths Lane	Bearsted ME14 4JN	Bearsted	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.	0	0	

23/502678/FULL	Full		2 Copewood Way Bearsted	Maidstone Kent ME15 8PJ	Bearsted	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.	0	0	
21/506037/FULL	Full		Le Portel Heath Road Boughton Monchelsea	Maidstone Kent ME17 4HS	Boughton Monchelsea And Chart Sutton	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.	0	0	
21/500031/FULL	Full		Runsell Grange Yelsted Lane Boxley	Maidstone Kent ME14 3EJ	Boxley	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.	0	0	
23/501878/FULL	Full		St Andrews Chapel Boarley Lane	Sandling Kent ME14 3BU	Boxley	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.	0	0	
23/505428/FULL	Full		42 Buckland Hill	Maidstone Kent ME16 0SA	Bridge	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.	0	0	
21/506045/FULL	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	
23/503717/FULL	Full		Gorse Tor Detling Hill Detling	Maidstone Kent ME14 3JG	Detling And Thurnham	Small	100	0.39	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	0	0	
23/503917/FULL	Full		Brickfield Cottages Coldblow Lane	Thurnham Kent ME14 3LR	Detling And Thurnham	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	
23/500564/FULL	Full		1 Wardes Bungalows Otham Street	Otham ME15 8RW	Downswood And Otham	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	
22/502045/FULL	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	
23/505339/FULL	Full		6 Old School Close Lenham	Maidstone Kent ME17 2HD	Harrietsham And Lenham	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.	0	0	
24/500273/FULL	Full		28 High Street	Lenham Kent ME17 2QD	Harrietsham And Lenham	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.	0	0	
22/501606/FULL	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	
21/504948/FULL	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	
22/503658/FULL	Full		Hillside Headcorn Road	Grafty Green Kent ME17 2AP	Headcorn	Small	100	0.35	under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	0	0	
23/500337/FULL	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	

21/506868/FULL	Full		Ringlestone Barn Ringlestone Road	Harrietsham Kent ME17 1NX	North Downs	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.	0	0	
23/503017/FULL	Full		Coldharbour House Coldharbour Lane	Hucking Kent ME14 3LS	North Downs	Small	100	0.22	Not started - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	0	0	
23/503230/FULL	Full		Crest Farm Yelsted Road Yelsted	Sittingbourne Kent ME9 7UU	North Downs	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.	0	0	
22/501244/FULL	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	
23/500404/FULL	Full		Weald Cottage Maidstone Road Staplehurst	Tonbridge Kent TN12 0RE	Staplehurst	Small	100	0.4	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	0	0	
21/503233/FULL	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	
22/500532/FULL	Full		Southfield Stables South Lane	Sutton Valence Kent ME17 3AZ	Sutton Valence And Langley	Small	100	0.27	under construction - methodology applied	A	Minor extant permission (1-9 units). Considered deliverable until permission expires. No clear evidence to suggest otherwise.	0	0	
23/504229/FULL	Full		La Torre Boxley Road	Walderslade Kent ME5 9JE	Boxley	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.	-1	-1	
23/505103/LAWPRO	Lawful development certificate		41 Tonbridge Road	Maidstone Kent ME16 8SA	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	
22/500507/LAWPRO	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	
22/502994/LAWPRO	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	
23/500287/LAWPRO	Lawful development certificate		16 Upper Fant Road	Maidstone Kent ME16 8DN	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	
22/500652/FULL	Full		19 & 21 Headcorn Road	Platts Heath Kent ME17 2NH	Harrietsham And Lenham	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.	-1	-1	
21/500023/FULL	Full		6 Penenden Street	Maidstone Kent ME14 2ST	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.	-1	-1	
21/506792/HYBRID	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	
22/502774/FULL	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	
24/500263/LAWPRO	Lawful development certificate		512 Loose Road	Maidstone Kent ME15 9UF	South	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	

23/505429/FULL	Full		Flat 1 Above Hq Hair And Beauty London House High Street	Staplehurst Tonbridge Kent TN12 0AB	Staplehurst	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																
23/502480/FULL	Full		478 & 480 Loose Road	Maidstone Kent ME15 9UB	South	Large	100	0.11	Not started - methodology applied	A	Site with detailed permission. Considered deliverable until permission expires. No clear evidence to suggest otherwise.	-2	-2																
<b>Extant permissions total:</b>												<b>3511</b>	804	1040	785	554	196	94	38	0	0	0	0	0	0	0	0	0	0
<b>3% non-implementation</b>												<b>105</b>	24	31	24	17	6	3	1	0	0	0	0	0	0	0	0	0	0
<b>Net extant permissions:</b>												<b>3,406</b>	<b>780</b>	<b>1,009</b>	<b>761</b>	<b>537</b>	<b>190</b>	<b>91</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Permissions, pending S106:</b>												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Allocations - no application:</b>												<b>3,771</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>615</b>	<b>787</b>	<b>657</b>	<b>460</b>	<b>320</b>	<b>376</b>	<b>200</b>	<b>116</b>	<b>80</b>	<b>80</b>	<b>0</b>		
H1 (15)	6 Tonbridge Road,	No immediate intention	B	Allocated in development plan. No evidence of delivery in next 5 years.					15							15													
H1 (17)	Laguna, Hart Street,	No immediate intention	B	Allocated in development plan. No evidence of delivery in next 5 years.					76							35 35 6													
H1 (18)	Dunning Hall, Fremlin Walk, Week Street,	No immediate intention	B	Allocated in development plan. No evidence of delivery in next 5 years.					14							14													
H1 (19)	18-21 Foster Street	Intention to develop	B	Allocated in development plan. No evidence of delivery in next 5 years.					10	10																			
H1 (22)	Whitmore Street,	No immediate intention	B	Allocated in development plan. No evidence of delivery in next 5 years.					5							5													
H1 (24)	Land at Postley Road, Tovil	Intention to develop	B	Allocated in development plan. National housebuilder with interest in the site has confirmed indicative trajectory.					62	35 27																			
H1 (25)	Bridge Industrial Centre, Wharf Road	No immediate intention	B	Allocated in development plan. No evidence of delivery in next 5 years.					15							15													
H1 (30)	Bearsted Station Goods Yard	No immediate intention	B	Allocated in development plan. No evidence of delivery in next 5 years.					20							15 5													
H1 (50)	Land to the North of Henhurst Farm, Pinnock Lane	No immediate intention	B	Allocated in development plan. No evidence of delivery in next 5 years.					60							35 25													
H1 (52)	Land at, Boughton Mount, Boughton Lane	No immediate intention	B	Allocated in development plan. No evidence of delivery in next 5 years.					25							15 10													
LNP1	Land South of Old Ashford Road	Aligned to Heathlands (nitrate neutrality)	B	Allocated in development plan. No evidence of delivery in next 5 years.					85	35 35 15																			
LNP2	Land West of Headcorn Road	Aligned to Heathlands (nitrate neutrality)	B	Allocated in development plan. No evidence of delivery in next 5 years.					110	40 40 30																			
LNP3	Land East of Old Ham Lane and South of the Railway	Aligned to Heathlands (nitrate neutrality)	B	Allocated in development plan. No evidence of delivery in next 5 years.					230	40 40 40 40 40 30																			
LNP4	Land West of the Old Goods Yard Headcorn Road	Aligned to Heathlands (nitrate neutrality)	B	Allocated in development plan. No evidence of delivery in next 5 years.					60	35 25																			
LNP6	William Pitt Field	Aligned to Heathlands (nitrate neutrality)	B	Allocated in development plan. No evidence of delivery in next 5 years.					50	40 10																			
LPRSA144	High Street/ Medway Street	Intention to develop	B	Allocated in development plan. No evidence of delivery in next 5 years.					50	35 15																			
LPRSA147	Gala Bingo	No immediate intention - confirmed by promoter through LPR	B	Allocated in development plan. No evidence of delivery in next 5 years.					40							35 5													
LPRSA148	Maidstone Riverside	Intention to develop	B	Allocated in development plan. No evidence of delivery in next 5 years.					650	60 60 70 70 70 80 80 80 80																			
LPRSA149	Maidstone West	Intention to develop	B	Allocated in development plan. No evidence of delivery in next 5 years.					130	65 65																			
LPRSA146	Maidstone East and Maidstone Sorting Office, Sandling Road (PART)	Intention to develop	B	Allocated in development plan. Part council-owned land. App pending decision for 180 units. Promoter confirms delivery through ED66.					320	65 65 65 65 60																			
LPRSA303	EIS Oxford Road	Strong intention to develop - confirmed LPR trajectory	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 2028/29 applied.					20	15 5																			

LPRSA265	Abbey Gate Farm	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery through LPR document ED66, however as no application, cautious delivery year 2028/29 applied.	275	65	65	65	65	15
LPRSA172	Land at Sutton Road	Strong intention to develop - confirmed LPR trajectory	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 2028/29.	75	35	35	5		
LPRSA310	Moat Road	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Full application refused, however there remains strong intention to develop.	110	40	40	30		
LPRSA295	Copper Lane & Albion Road	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery in 24/25 through LPR document ED66. Application refused, however remains strong intent to develop.	113	40	40	33		
LPRSA114	Home Farm	Strong intention to develop - confirmed LPR trajectory	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 2028/29 applied.	50	35	15			
LPRSA071	Kielen Manor	Strong intention to develop - confirmed 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 2028/29 applied.	47	35	12			
LPRSA204	Eyhorne Street	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery in 2026 through LPR document ED66, however as no application, cautious delivery year 2028/29 applied.	9	5	4			
LPRSA360	Campfield Farm	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery through LPR document ED66, however as no application, cautious delivery year 2028/29 applied.	30	15	15			
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 2028/29.	150	75	75			
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 deliver through the LPR hearing sessions.	247	45	45	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 2028/29 applied.	80	35	35	10		
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	65	65	65	65	40
LPRSA101	Land S of A20	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Previous application refused. Promoter confirms intent to deliver through ED66. Cautiously put back to 2028/29	53	35	18			
LPRSA248	Kenward Road	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Promoter confirmed delivery from 2024/25 through LPR document ED66. Application currently at appeal, confirming strong intention to develop.	100	40	40	20		

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	35	35	15													
<b>Allocations - pending decision:</b>					<b>268</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>108</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
LPRSA066	Lodge Road	Strong intention to develop - confirmed LPR trajectory	B	Allocated in development plan. Included in SLAA. Application pending decision for 88 units.	88	40	48														
LPRSA146	Maidstone East and Maidstone Sorting Office, Sandling Road (PART)	Strong intention to develop - Council owned site (part)	B	Allocated in development plan. Included in SLAA. Part council-owned land. App pending decision for 180 units.	180	60	60	60													
<b>Windfall allowance:</b>					<b>2,489</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>112</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>305</b>	<b>305</b>	<b>305</b>	<b>305</b>	<b>0</b>	
	Small sites	Windfall allowance as per NPPF		Compelling evidence of continued supply from windfall	1,232		112	112	112	112	112	112	112	112	112	112	112	112	112		
	Large sites	Windfall allowance as per NPPF		Compelling evidence of continued supply from windfall	1,257				97	97	97	97	97	97	193	193	193	193			
<b>Broad locations:</b>					<b>1,143</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>176</b>	<b>176</b>	<b>206</b>	<b>206</b>	<b>216</b>	<b>0</b>	
LPRSP1	Town Centre - office to residential (MBLP)	Continued delivery in short term	B	Compelling evidence of continued supply from windfall	163		40	40	40	40	3										
LPRSP1	Town Centre - The Mall (MBLP)	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	400									60	60	90	90	100			
LPRSP1	Town Centre - LPR	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	215									43	43	43	43	43			
LPRSP8	East Farleigh	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	50									10	10	10	10	10			
LPRSP8	Ulcombe	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	35									7	7	7	7	7			
LPRSP8	Laddingford	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	35									7	7	7	7	7			
LPRSP8	Kingswood	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	35									7	7	7	7	7			
LPRSP8	Teston	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	35									7	7	7	7	7			
LPRSP8	Boxley	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	25									5	5	5	5	5			
LPRSP8	Chart Sutton	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	25									5	5	5	5	5			
LPRSP8	Detling	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	25									5	5	5	5	5			
LPRSP8	Grafty Green	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	25									5	5	5	5	5			
LPRSP8	Hunton	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	25									5	5	5	5	5			
LPRSP8	Platts Heath	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	25									5	5	5	5	5			
LPRSP8	Stockbury	Expected delivery towards end of plan period		Broad location identified in the development plan. No intention to deliver in the next 5 years.	25									5	5	5	5	5			
<b>Garden Settlements &amp; Strategic development locations:</b>					<b>4,190</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>135</b>	<b>175</b>	<b>280</b>	<b>400</b>	<b>505</b>	<b>510</b>	<b>525</b>	<b>530</b>	<b>540</b>	<b>540</b>	<b>4110</b>	
LPRSP4(B)	Lidsing	Strong intention to develop - confirmed LPR trajectory. Work progressing on SPD.	B	Allocated in development plan. Promoter confirmed site delivery through LPR examination. Clear evidence of progress on SPD.	1,340			60			100	130	150	150	150	150	150	150	150	660	
LPRSP4(A)	Heathlands	Intention to develop - but not expected within 5 years		Allocated in development plan. Promoter confirmed site delivery through LPR examination. Clear evidence of progress on SPD.	1,550						50	150	205	210	225	230	240	240	3,450		
LPRSP5(B)	Invicta Barracks	Strong intention to develop - confirmed LPR trajectory. Work progressing on SPD.	B	Allocated in development plan. Promoter confirmed site delivery through LPR examination. Clear evidence of progress on SPD.	1,300			50	75		75	100	100	150	150	150	150	150	150		
<b>TOTAL:</b>					<b>15,267</b>	<b>780</b>	<b>1,009</b>	<b>801</b>	<b>919</b>	<b>1,200</b>	<b>1,362</b>	<b>1,186</b>	<b>1,069</b>	<b>1,034</b>	<b>1,271</b>	<b>1,206</b>	<b>1,157</b>	<b>1,131</b>	<b>1,141</b>	<b>4,110</b>	
						<b>4,710</b>				<b>5,922</b>				<b>4,635</b>				<b>4,110</b>			
						<b>15,267</b>															



### **NPPG paragraph: 007 Reference ID: 68-007-20190722 (updated July 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 – 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?