

# STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE MEETING

Date: Tuesday 8 September 2020

Time: 6.30 pm

Venue: Remote Meeting - The public proceedings of the meeting will be broadcast live and recorded for playback on the Maidstone Borough Council website.

Membership:

Councillors D Burton (Chairman), Clark, English, Garten, Mrs Grigg (Vice-Chairman), McKay, Munford, Parfitt-Reid and de Wiggondene-Sheppard

*The Chairman will assume that all Members will read the reports before attending the meeting. Officers are asked to assume the same when introducing reports.*

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## **AMENDED AGENDA**

Page No.

1. Apologies for Absence
2. Notification of Substitute Members
3. Urgent Items
4. Notification of Visiting Members
5. Disclosures by Members and Officers
6. Disclosures of Lobbying
7. To consider whether any items should be taken in private because of the possible disclosure of exempt information.
8. Minutes of the Meeting Held on 7 July 2020
9. Presentation of Petitions (if any)
10. Question and Answer Session for Members of the Public
11. Questions from Members to the Chairman (if any)
12. Committee Work Programme
13. Reports of Outside Bodies
14. Maidstone Local Plan Review Update

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**Issued on Friday 4 September 2020**

**Continued Over/:**

*Alison Broom*

**Alison Broom, Chief Executive**

15. Lenham Neighbourhood Plan (Regulation 17A)
16. Boughton Monchelsea Neighbourhood Plan Regulation 16
17. Kent Downs Draft AONB Management Plan Consultation
18. Conservation Areas Work Programme Update
19. Reference from the Biodiversity and Climate Change Working Group - England Tree Strategy Consultation Response
20. **Housing Land Supply Position 2020** **175 - 224**

## **INFORMATION FOR THE PUBLIC**

In order to ask a question at this remote meeting, please call **01622 602899** or email [committee@maidstone.gov.uk](mailto:committee@maidstone.gov.uk) by 5 p.m. one clear working day before the meeting (i.e. by 5 p.m. on Friday 4 September 2020). You will need to provide the full text in writing.

If your question is accepted, you will be provided with instructions as to how you can access the meeting.

In order to submit a written statement in relation to an item on the agenda, please call **01622 602899** or email [committee@maidstone.gov.uk](mailto:committee@maidstone.gov.uk) by 5 p.m. one clear working day before the meeting (i.e. by 5 p.m. on Friday 4 September 2020). You will need to tell us which agenda item you wish to comment on.

If you require this information in an alternative format please contact us, call **01622 602899** or email [committee@maidstone.gov.uk](mailto:committee@maidstone.gov.uk)

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## STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE

**8<sup>th</sup> September  
2020**

### Housing Land Supply Position 2020

<b>Final Decision-Maker</b>	Strategic Planning and Infrastructure Committee
<b>Lead Head of Service</b>	Rob Jarman, Head of Planning and Development
<b>Lead Officer and Report Author</b>	Helen Smith – Principal Planning officer, Strategic Planning Helen Garnett – Senior Planning Officer, Strategic Planning
<b>Classification</b>	Public
<b>Wards affected</b>	All

#### Executive Summary

This report provides results from the monitoring of this year's housing development in the borough, with sections setting out our annual housing completions for 2019-20, our performance against the government's 3-year Housing Delivery Test, and our 5-year Housing Land Supply position.

In summary, there were 1,304 dwellings completed in the monitoring year 2019-2020, against our annual 883 requirement. Our performance against the 3-year Housing Delivery Test is at 141% (pending confirmation from central government in November 2020). This excellent performance results in no delivery test consequential actions and the application of the minimum 5% buffer to our 5-year housing land supply, as required by national planning guidance. And finally, the Council is able to demonstrate a strong 6.1 years' worth of housing land supply over the next five years – compellingly evidenced through historic trend analysis, development management feedback, expert developer forum consensus, and direct feedback from site promoters on specific sites.

This report is provided for Members' information and for the purposes of noting only.

#### Purpose of Report

For noting.

#### This report makes the following recommendations to this Committee:

1. That the content of this report is noted.

#### Timetable

<b><i>Meeting</i></b>	<b><i>Date</i></b>
Strategic Planning and Infrastructure Committee	8 <sup>th</sup> September 2020

# Housing Land Supply Position 2020

## 1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
<b>Impact on Corporate Priorities</b>	<p>The four Strategic Plan objectives are:</p> <ul style="list-style-type: none"> <li>• Embracing Growth and Enabling Infrastructure</li> <li>• Safe, Clean and Green</li> <li>• Homes and Communities</li> <li>• A Thriving Place</li> </ul> <p>This report is presented for information only. More widely, the delivery of homes in the borough contributes specifically to the objectives of Embracing growth and Homes and communities.</p>	Rob Jarman
<b>Cross Cutting Objectives</b>	<p>The four cross-cutting objectives are:</p> <ul style="list-style-type: none"> <li>• Heritage is Respected</li> <li>• Health Inequalities are Addressed and Reduced</li> <li>• Deprivation and Social Mobility is Improved</li> <li>• Biodiversity and Environmental Sustainability is respected</li> </ul> <p>This report is presented for information only. More widely, the delivery of homes in the borough may contribute to the reduction of health inequalities and the improvement of social mobility.</p>	Rob Jarman
<b>Risk Management</b>	This report is presented for information only and has no risk management implications.	[Head of Service or Manager]
<b>Financial</b>	This report is presented for information only and has no direct financial implications.	Section 151 Officer & Finance Team
<b>Staffing</b>	This report is presented for information only and has no staffing implications.	[Head of Service]
<b>Legal</b>	This report does not raise any specific legal implications. More widely, the reporting of	Russell Fitzpatrick –

	housing data to central government is governed by The Town & Country Planning (Local Planning) (England) Regulations 2021 and informed by national planning policy and guidance.	MKLS (Planning) Team Leader
<b>Privacy and Data Protection</b>	There are no privacy and data protection implications resulting from this report.	Policy and Information Manager
<b>Equalities</b>	There are no equalities implications resulting from this report.	Policy & Information Manager
<b>Public Health</b>	There are no public health implications arising from this report.	[Public Health Officer]
<b>Crime and Disorder</b>	There are no crime and disorder implications arising from this report.	[Head of Service or Manager]
<b>Procurement</b>	There are no procurement implications arising from this report.	[Head of Service & Section 151 Officer]

## 2. INTRODUCTION AND BACKGROUND

- 2.1 The Maidstone Borough Local Plan 2017 sets out the number of homes the Council is required to deliver over the plan period 2011-2031. To ensure we remain on track to meet this requirement, the Council are required to monitor the delivery of new homes in the borough against what is set out in our Local Plan; publishing and reporting back to central government each year on our annual housing completions, our rolling supply of land for housing for the next five years, and our performance against central government's three year Housing Delivery Test.
- 2.2 The results of this monitoring form the content of this report, with sections setting out our annual housing completions for 2019-20, our performance against the 3-year Housing Delivery Test, and our 5-year Housing Land Supply. This report is provided for Members' information and for the purposes of noting only.

### **Housing completions 2019-2020**

- 2.3 Over the monitoring year 1 April 2019 to 31 March 2020, there were 1,304 dwellings completed across the borough, bringing the total number of completed dwellings to 7,741 over the plan period. This represents 44% of the 17,660-total plan requirement. It is important to note that the recent, sustained high delivery rate has helped us make excellent progress towards meeting our undersupply from earlier years of the plan. Through the use of

the 'Maidstone Hybrid' approach (endorsed through the Local Plan 2017 examination), the remaining under supply of just 206 dwellings will be split over the next 6 monitoring years.

- 2.4 New build dwellings made the most significant contribution to the overall number of completions, totalling 88%. The remaining new dwellings completed came in the form of conversions. Delivery of sites allocated within the Local Plan has led to an increase in the number of dwellings constructed on greenfield land. In 2019/20, the brownfield/greenfield split was 27% and 73% respectively. Appendix 1 of this report shows an itemised list of housing completions for 2019/20.
- 2.5 Projecting forwards, the Council expects completions to remain strong over the coming years, even with the wider market uncertainties surrounding Brexit and Covid-19. This is explained in more detail under the 5-year Housing Land Supply section, below.

### **Housing Delivery Test**

- 2.6 In July 2018, through revisions to the National Planning Policy Framework (NPPF), the government introduced a Housing Delivery Test (HDT) for all local planning authorities. The HDT looks back over the past three financial years at an authority's cumulative housing completions compared to their cumulative housing requirement. Depending on an authority's performance against this test, there are different actions required as a result. These actions are implemented from the day following publication of the HDT measurement by central government, in November each year. Depending on the level of delivery, the actions are:
- Delivery below 95%: the authority should publish an Action Plan
  - Delivery below 85%: the authority should apply a 20% buffer on the 5-year Housing Land Supply
  - Delivery below 75%: the authority should apply the presumption in favour of sustainable development
- 2.7 These actions apply concurrently, for example if an authority falls below 85% it must both publish an Action Plan and apply a 20% buffer.
- 2.8 For Maidstone, with a Local Plan only adopted in 2017, our annual housing requirement is 883 units per annum, or 2,649 units over 3 years. Completions over the last three years have totalled 3,736, equating to a HDT performance of 141% for this reporting year (see table 1.1). Note that this figure is provisional and subject to confirmation through central government publication in November 2020.

**Table 1.1: Maidstone's performance against the Housing Delivery Test, November 2020**

Year	Completed units	LP17 Target	Difference	%of target
2017/18	1,286	883	403	
2018/19	1,146	883	263	
2019/20	1,304	883	421	
<b>Total</b>	<b>3,736</b>	<b>2,649</b>	<b>1,087</b>	<b>141%</b>

- 2.9 This strong performance against the government's HDT results in none of the under-delivery actions as set out in paragraph 2.6 being applied.

### **5-year housing land supply**

- 2.10 Maidstone Borough Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement as set out in our adopted Local Plan. Other components, such as previous undersupply and additional buffers are also factored in.
- 2.11 To be considered 'deliverable', a site 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 5 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 5 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 5 years.
- 2.12 Such evidence, to demonstrate deliverability, may include:
- a) 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;
  - b) 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;
  - c) firm progress with site assessment work; or
  - d) 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.
- 2.13 Our evidence includes a combination of direct feedback from developers regarding their expected site delivery and build out rates, feedback from colleagues in Development Management regarding progress of sites within the planning system, as well as more generalised expert industry feedback from our annual Developer's Forum. In addition, the Council continues to



build upon evidenced lead-in times, delivery rates and non-implementation rates through our monitoring process. Having a good knowledge of the progress of site delivery in the borough; feedback from local industry experts; and a continued depth of evidence base gives us confidence in the projected supply of housing in the borough.

### **Potential impacts of Brexit and Covid-19**

- 2.14 The general consensus from the aforementioned Developer's Forum is that market demand is still good. This can be attributed to a combination of pent-up demand from over the lockdown period, fewer people holidaying over the summer as is usually the case, plus the government's current stamp duty holiday incentive. There was also anecdotal evidence that the impact of Covid-19 has resulted in a shift in demand from people looking to move out of London, into the South East. This has been corroborated by the national property website Rightmove<sup>1</sup>, which notes that those people expressing the greatest desire to move are in London and the commuter belt, given the greatest changes to work and transport patterns in these areas. According to them, July was the busiest month for home buying since they began tracking the data over ten years ago, with sales up 38% compared to July 2019.
- 2.15 It was agreed by Forum members that sites where development had commenced would in all likelihood continue to be built out, albeit at a slower than previous rate given potential supply chain and workforce resource issues, as well as allowances for operating Covid-19 safe construction sites. Our average trend-based build out rate for large sites is 49 units per annum. The Forum agreed that 40 units per annum would be more realistic in the current climate. This 20% reduction has therefore been applied to delivery rates for sites of 50+ units, across years 1 to 5. This is a cautious approach but is considered to be robust in light of the uncertainties surrounding the 'new normal'. Similarly, this 20% reduction has been applied to sites delivering 25-49 units, taking the annual delivery rate on these sites down from 18 to 14 per annum, again across years 1 to 5. From year 6 onwards, the delivery/build out rates revert back to the trend-based averages. On sites supplying fewer than 25 units, no reduction has been applied on the basis that these smaller sites are less likely to be affected to the same extent as the larger sites.
- 2.16 A recent appeal from April 2020 references the potential impact of Covid-19 on an authority's five-year housing land supply position. Within this appeal, the Inspector accepts that it is reasonable for the effects to be felt for a 3 to 6 month period. On that basis, she reduced the Council's land supply figure by 50% over 4.5 months (the midway point between 3 to 6 months). The Inspector acknowledged that this might be an optimistic assessment, however it might equally be that a bounce back will occur once the crisis ends. Indeed, she considered it reasonable to surmise that housebuilders and their suppliers will be keen to rectify losses if it is possible to do so.

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<sup>1</sup> <https://www.rightmove.co.uk/news/articles/property-news/housing-market-busiest-month-for-over-ten-years/> (last accessed 21/08/2020)

2.17 This appeal decision was given at the start of the lockdown phase in England, where there was no indication of when construction sites would reopen. Even in the few months since this decision was published, much has changed, with construction sites back up and running. Given that our approach has been to reduce the overall delivery rates across all sites above 25 units, it is not considered necessary to also apply a further reduction on sites for the immediate 3-6 months. That being said, it will be all the more imperative to closely monitor housing delivery over the next year and revisit the assumptions made to ensure the Council's housing land supply remains as accurate as possible in these uncertain times.

### **5-year housing land supply buffer requirement**

2.18 To ensure that there is a realistic prospect of achieving the planned level of housing supply, the Council should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward sites from later in the plan period. This results in a requirement over and above the level indicated in the Local Plan.<sup>2</sup>

2.19 For Maidstone Borough Council, the minimum 5% buffer has been applied to the 5-year housing land supply, thereby ensuring choice and competition in the market.

### **5-year housing land supply position – 2020**

2.20 Given the above, as at 1 April 2020 Maidstone Borough Council is able to demonstrate 6.1 years' worth of deliverable sites against the Local Plan housing target of 17,660 dwellings over the plan period (see Table 1.2 below). It is important to note that this is a snapshot in time of our position as at 1 April 2020. Changes will have occurred since that date in terms of additional planning permissions and completions, as well as the rapidly evolving position regarding Covid-19 and the wider implications on delivery and the construction industry more generally.

2.21 Progress of sites allocated within the Local Plan 2017 and windfall planning permissions with detailed consent contribute to 89% of the 5-year supply. Outline planning permissions on major sites (10+ dwellings) that have been evidenced through: engagement with the site developers and consultants; feedback obtained from Development Management and progress of detailed consents; reviewed by the Forum; and consistency checked with evidenced lead-in times and delivery rates, contribute to just under 5% of the supply. A small allowance (2%) has been made for sites allocated within the Local Plan which do not have planning consent as a result of developer and planning consultant engagement and current planning status. A full itemised list of sites contributing to our 5-year housing land supply is appended to this report (Appendix 2).

2.22 All of the minor sites and small sites (less than 10 dwellings) that contribute to the 5-year supply have been calculated using the methodology as endorsed by the Local Plan inspector.

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<sup>2</sup> NPPG Paragraph: 022 Reference ID: 68-022-20190722

**Table 1.2: 5-year housing land supply 1 April 2020**

	<b>5 - year housing land supply - 'Maidstone Hybrid' method</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Objectively Assessed Need (OAN) 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.20 (883 x 9 years)	7,947	
4	Minus completed dwellings 01.04.11 to 31.03.19	7,741	
5	Shortfall against target 01.04.11 to 31.03.19	206	
6	Annual delivery of shortfall 206/6 years (Maidstone Hybrid)	34	
7	Five-year delivery target 01.04.20 to 31.03.25 (883x5)	4,415	
8	Plus shortfall against OAN 34 x 5 years	170	
9	5% buffer (Housing Delivery Test @ November 2019 135%)	229	
10	Total five-year housing land target at 01.04.20		4,814
11	Five-year land supply at 01.04.20		5,873
12	Surplus		1,058
13	<b>No. years' worth of housing land supply (4,814/5 =963; 5,873/963 = 6.1)</b>		<b>6.1</b>

2.23 Further detail on the methodology as approved by the Local Plan inspector, as well as more information on our land supply and overall progress against the Local Plan requirements is contained in the 'Housing land supply update analysis paper, 1 April 2020' (Appendix 3 of this report).

2.24 Subsequent to this SPI meeting, the 2020 update analysis paper, plus itemised lists of completions and housing land supply (all as appended to this report) will be published on the Council's website.

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### **3. AVAILABLE OPTIONS**

3.1 This report is for noting only.

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### **4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS**

4.1 This report is for noting only.

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### **5. RISK**

5.1 This report is presented for information only and has no risk management implications.

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## **6. REPORT APPENDICES**

The following documents are to be published with this report and form part of the report:

- Appendix 1: Itemised completions 2019/20
  - Appendix 2: Itemised 5-year housing land supply
  - Appendix 3: Housing Land Supply Update Analysis Paper, 1 April 2020
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APPENDIX 2: Itemised Completions														
Site Reference	Application No	Address	Address2	Decision Date	Percentage of Site on PDL	Previous / Existing Use	Site Area (net)	Eastings	Northings	Ward	Parish	Completed (gain)	Completed (loss)	Net Gain
13/1749	16/503641	Land to the East of, Hermitage Lane,	Maidstone, Kent,	21-Dec-16	0	F1	33.02	573385	156335	Heath		154		154
17/501449	17/501449	Land North Of Bicknor Wood, Sutton Road	Maidstone, Kent	19-Mar-18	0		14.77	579241	152678	Downswood And Otham	Otham CP	88		88
13/1585	15/508756	Land At Stanley Farms, Plain Road,	Marden, Kent, TN12 9EH	29-Apr-16	0	F1	5.44	574592	144180	Marden And Yalding	Yalding CP	85		85
16/505425	16/505425	Wren's Cross, Upper Stone Street	Maidstone, Kent, ME15 6HJ	15-Feb-17	100	E	0.4011	576264	155370	High Street		75		75
14/505432	14/505432	(Fishers Farm) Land North of, Headcorn Road,	Staplehurst, Kent, TN12 0DT	20-Oct-17	0	F1	17.74	578838	143924	Staplehurst	Staplehurst CP	57		57
16/507471	17/502432	Springfield site, Moncktons Lane,	Royal Engineers Rd MAIDSTONE	08-Jun-18	100		1.55	575568	156885	North		56		56
13/1149	17/501904	Land At Langley Park, Sutton Road	Maidstone, Kent	01-Nov-17	0	V3	31.63	579313	151785	Park Wood	Boughton Monchelsea CP	54		54
13/1702	15/506324	Land West Of, Hermitage Lane,	Maidstone, Kent	17-May-16	0	F1	9.65	573059	155612	Heath		45		45
13/1149	17/504524	Land At Langley Park,	Sutton Road, Maidstone, Kent	27-Nov-18	0	V3	31.63	579313	151785	Sutton Valence And Langley		37		37
14/503167	14/503167	Land At Cripple Street, Cripple Street	Maidstone, Kent, ME15 6BA	03-Nov-15	0	N2	2.16	576049	153582	South	Tovil CP	31		31
15/507424	17/501093	Land West Of Mill Bank, Maidstone Road	Headcorn, Kent, TN27 9RJ	15-Sep-17	0	F1	3.7	582871	144871	Headcorn	Headcorn CP	31		31
16/508660	16/508660	Land South of, Vicarage Road	Yalding, Kent	06-Feb-18	0	F1	2.17	570119	150026	Marden And Yalding	Yalding CP	27		27

15/509961	15/509961	Land at Church Street and Heath Road,	Boughton Monchelsea, Kent	27/10/2017	0		1.49	577025	150867	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea CP	26		26
14/503411	14/503411	The Paddock, Grove House, Old Ashford Road	Lenham, Kent, ME17 2PX	27-Jan-17	0	F1	0.79	590008	152209	Harrietsham And Lenham	Lenham CP	23		23
13/0693	15/510438	The Parsonage, Land East of Goudhurst Road	Marden, Kent	18-Jul-16	0	F1	8.16	574207	144191	Marden And Yalding	Marden CP	22		22
14/502010	17/506306	Hen And Duckhurst Farm, Marden Road	Staplehurst, Kent, TN12 0PD	15-Jun-18	0	F1	12.26	578059	143820	Staplehurst	Staplehurst CP	22		22
13/1823	18/501072	Mayfield Nursery , Ashford Road	Harrietsham, Kent, ME17 1BN	19-Jun-18	0	S4	1.57	587597	152579	Harrietsham And Lenham	Lenham CP	21		21
13/2008	17/502414	Linden Farm, Stockett Lane,	East Farleigh, Kent, ME15 0QD	04-Aug-17	0	F1	2.54	574320	151647	Coxheath And Hunton	Coxheath CP	18		18
15/503325	17/505499	Land Between Mill Bank, Ulcombe Road & Kings Road	Headcorn, Kent, TN27 9LD	02-Feb-18	0	F1	9.14	583311	144885	Headcorn	Headcorn CP	17		17
13/1291	16/506090	Land to the North of, Howland Road,	Marden, Kent,	03-Feb-17	0	N1	2.39	574979	144616	Marden And Yalding	Marden CP	15		15
15/505906	15/505906	Grafty Green Garden Centre, Headcorn Road	Grafty Green, Kent, ME17 2AT	06-Dec-16	100	S4	3.55	586526	147862	Headcorn	Boughton Malherbe CP	14		14
17/505395	17/505395	Spencer's Field, Goudhurst Road	Marden, Kent	18-Jul-18	0		2.521	574123	144063	Marden And Yalding	Marden CP	14		14
12/1608	15/509762/P NOCLA	Faith House, 2 St Faiths Street,	Maidstone, Kent, ME14 1LL	19-Jan-16	100	B1A	0.08	575989	156037	High Street		13		13
MA070458	14/500290	The Maidstone Studios, New Cut Road,	Maidstone, Kent, ME14 5NZ	22-Dec-15	100	Z1	3.24	577916	156465	Boxley	Boxley CP	13		13
16/508640	16/508640	East of Eyhorne Street, Eyhorne Street	Hollingbourne, Kent	02-Feb-18	0	F1	0.503	583725	154727	North Downs	Hollingbourne CP	12		12
MA521	16/504892	Headcorn Hall, Biddenden Road,	Headcorn, Kent, TN27 9JD	10-Aug-17	100	C1A	1.93	584525	142791	Headcorn	Headcorn CP	12		12

15/510179	19/500019	5 Tonbridge Road (American Golf),	Maidstone, Kent, ME16 8RL		100	A1	0.7645	575528	155419	Fant		11		11
14/0174	17/502396	Land East of, Glebe Gardens, Old Ashford Road	Lenham, Kent	21-Sep-17	0	N2	0.49	590185	152022	Harrietsham And Lenham	Lenham CP	10		10
16/504264	16/504264	Knight rider Court, Knight rider Street	Maidstone, ME15 6LU	16-Sep-16	100	T3	0.18	576113	155401	High Street		10		10
17/501778	17/501778	West of Eclipse, Old Sittingbourne Road	Maidstone, Kent, ME14 3EN	04-May-18	0	F1	2.02	577567	157251	East		10		10
18/502683	18/502683	Lyewood Farm, Green Lane	Boughton Monchelsea, Kent, ME17 4LD	17-Sep-18	0	F2	1.26	577188	151314	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea CP	10		10
17/501835	18/502806/P NOCLA	11 Station Road,	Maidstone, Kent, ME14 1QN	17-Jul-18	100	B1A	0.06	575970	156050	High Street		10		10
14/0721	18/502253	Old School House Day Nursery, Station Approach	Headcorn, Kent, TN27 9SD	20-Jul-18	100	D1C	0.27	583807	144063	Headcorn	Headcorn CP	9		9
15/504748	15/504748	84 King Street	Maidstone, ME14 1DZ	13-Aug-15	100	D1B	0.04	576424	155705	High Street		9		9
15/506037	15/506037	Woodford Farm, Maidstone Road	Staplehurst, Kent, TN12 0RH	12-May-16	100	A1	0.93	578088	146118	Staplehurst		9		9
18/504304	18/504304	9 Sittingbourne Road	Maidstone, Kent, ME14 5ET	27-Feb-19	100	D1C	0.13	576692	156146	East		9		9
18/503613	19/501229	The Poplars, Ashford Road	Weaving, Maidstone, Kent, ME14 4AG	09-May-19	100	C31	0.57	578365	155473	Detling And Thurnham		8		8
16/505427	16/505427	Bell Farm, North Street	Barming, Kent	22-Dec-16	0	F1	1.29	572444	154908	Barming		7		7
15/507908	15/507908	Land Adj Highfield House, Maidstone Road	Marden, Kent, TN12 9AG	20-Jul-16	0	N2	0.24	574770	144797	Marden And Yalding	Marden CP	6		6
16/501390	16/501390	22 Lower Stone Street	Maidstone, Kent, ME15 6LX	05-Oct-16	100	B1A	0.02	576208	155547	High Street		6		6
16/504798	18/502929	Green Court, The Street	Bredhurst, Kent, ME7 3JY	12-Sep-18	0	N1	0.74	579517	162317	Boxley	Bredhurst CP	6		6

14/500606	14/500606	Greentops, Headcorn Road,	Sutton Valence, Kent, ME17 3EH	13-Jan-15	100	B1	0.29	581423	147690	Sutton Valence And Langley	Sutton Valence CP	5		5
14/503309	14/503309	Tanyard Farm, Old Ashford Road	Lenham, Kent, ME17 2DH	11-Dec-15	0	F2	0.54	590302	151962	Harrietsham And Lenham	Lenham CP	5		5
15/501342	17/500910	Land North of, Grigg Lane,	Headcorn, Kent Kent	30-May-17	0		1.6	584019	144589	Headcorn	Headcorn CP	5		5
17/500653	17/504326	Chapel Farm, Lenham Heath Road,	Lenham Heath, Kent, ME17 2BJ	04-Dec-17	100	B	0.06	590449	150379	Harrietsham And Lenham	Lenham CP	5		5
17/504423/PN QCLA	19/500859/P NQCLA	Agricultural Barn At Boyton Court Farm, Boyton Court Road	Sutton Valence, Kent, ME17 3EG	18-Apr-19	0	F2	0.19	582075	148192	Headcorn	East Sutton CP	5		5
17/505255	17/505255	La Rochelle, Church Lane	Harrietsham, Kent, ME17 1BG	11-Jan-19	100	C31	0.23	587486	152725	Harrietsham And Lenham	Harrietsham CP	5		5
18/502642	18/502642	Land Rear Of The Hardwicks, Grigg Lane	Headcorn, Kent	10-Jul-18	0	F1	0.26	584107	144550	Headcorn	Headcorn CP	5		5
11/0925	17/500093	7 Wheeler Street	Headcorn, Kent, TN27 9SH	19-May-17	100	A1	0.09	583901	144162	Headcorn	Headcorn CP	4		4
15/508972	16/501012	Land North at, Blind Lane	Bredhurst, Kent, ME7 3JR	25-Jan-17	0	F1	0.38	579261	162233	Boxley		4		4
16/508005	16/508005	16 Gabriels Hill,	Maidstone, Kent, ME15 6JG	10-Jul-17	100	A1	0.02	576112	155711	High Street		4		4
17/502100	17/502100	Bredhurst Garden Centre, Dunn Street,	Bredhurst, Gillingham, Kent, ME7 3ND	01-Sep-17	100	B1A	1.72	579177	161414	Boxley	Boxley CP	4		4
17/503285	17/503285	Crispin Cottage, 163 Heath Road,	Coxheath, Kent, ME17 4PA	27-Oct-17	0	F1	0.08	574858	150931	Coxheath And Hunton	Coxheath CP	4		4
17/504385/PN M	17/504385/P NM	317 Tonbridge Road,	Maidstone, Kent, ME16 8NH	07-Nov-17	100	A1	0.02	573969	155025	Fant		4		4
18/502321	18/502321	539 Loose Road	Maidstone, ME15 9UQ	20-Jun-19	100	A1	0.14	576369	152960	South		4		4



17/504408	17/504408	30 Plains Avenue	Maidstone, Kent, ME15 7AU	03/01/2018	100	C31	0.3	576892	154208	Shepway North		4		4
13/1928	17/504754	Marden Cricket & Hockey Club, Stanley Road,	Marden, Kent, TN12 9EF	09-Aug-18	0	D2L	4.28	574939	144329	Marden And Yalding	Marden CP	3		3
15/502333	15/502333/P NBCM	Ivy House Farm, Liverton Hill,	Sandway, Kent, ME17 2AH	04-Jun-15	0	F2	0.03	587346	149819	Headcorn		3		3
15/509947	15/509947/P NQCLA	Rowan House Farm, Gravelly Bottom Road	Kingswood, ME17 3NU	25-Jan-16	0	F2	0.08	582871	150935	Leeds	Broomfield and Kingswood CP	3		3
16/502476	16/502476	Barker Chambers, Barker Road	Maidstone, Kent, ME16 8SF	18-Jul-16	100	B1A	0.09	575759	155312	Fant		3		3
16/503207/PN QCLA	16/503207/P NQCLA	Knoxbridge Farm, Cranbrook Road	Staplehurst, Kent, TN17 2BT	08-Jun-16	0	F2	0.09	578904	140873	Staplehurst		3		3
16/503642	18/502971	Land Formally Part Of, Neverend Farm	Pye Corner, Ulcombe, Kent, ME17 1EF	05-Sep-18	0	F2	0.03	585024	148245	Headcorn	Ulcombe CP	3		3
16/507102	17/506533	Studio 1, Westree House, 2 Westree Road	Maidstone, Kent, ME16 8HB	27-Sep-18	100	B1A	0.06	575396	155339	Fant		3		3
17/505661/PN QCLA	17/505661/P NQCLA	Riverdale Farm, St Helens Lane,	West Farleigh, Maidstone, Kent, ME15 0LB	05-Dec-17	0	F2	0.1	572413	153819	Coxheath And Hunton	West Farleigh CP	3		3
12/0200	12/0200	The Old Rectory, Farleigh Lane,	Maidstone, Kent, ME16 9LX	25-Apr-13	100	C31	2	573296	154004	Fant		2		2
14/506738	18/506167	Land At Barty Farm, Roundwell	Bearsted, Kent, ME14 4HN	26-Feb-19	0	F1	4.16	581005	155681	Detling And Thurnham	Thurnham CP	2		2
15/505598	15/505598/P NQCLA	Stores At Rear Of, 1 & 2 Hillside Cottages, Kenward Road	Yalding, Kent, ME18 6AH	14-Sep-15	0	F2	0.14	569319	151281	Marden And Yalding	Yalding CP	2		2
15/505906	19/502685/F ULL	Grafty Green Garden Centre, Headcorn Road	Grafty Green, Kent, ME17 2AT	26-Jul-19	100	B1A	3.55	586526	147862	Headcorn	Boughton Malherbe CP	2		2
15/506225	16/507382/P NOCLA	The Old Bakery, Maidstone Road	Marden, Kent, TN12 9AB	29-Nov-16	100	B1A	0.06	574643	144632	Marden And Yalding		2		2

15/509836	16/505695	Land Adj, 1 Fancy Row, Thurnham Lane,	Thurnham, Kent, ME14 4PL	04-Nov-16	0	c33	0.07	580125	156418	Detling And Thurnham	Thurnham CP	2		2
16/500544	18/500302	Bellshaw, 429 Sutton Road,	Maidstone, Kent, ME15 8RA	19-Mar-18	0	c33	0.12	578608	152516	Shepway South		2		2
16/505598	16/505598	Cricket And Tennis Club, Frittenden Road,	Staplehurst, Kent, TN12 0DH	25-Aug-17	100	D2I	0.7	578714	142679	Staplehurst	Staplehurst CP	2		2
16/506178	16/506178	87 Farleigh Hill,	Tovil, Kent, ME15 6RQ	19-Sep-16	100	C31	0.01	575232	154268	South	Tovil CP	2		2
17/502458	17/502458	16 Calder Road,	Maidstone, Kent, ME14 2QQ	06-Jul-17	100	C31	0.05	575503	157371	North		2		2
18/506626	18/506626	36 Brockenhurst Avenue	Maidstone, Kent, ME15 7ED	28-Feb-19	0	c33	0.19	576956	154099	Shepway North		2		2
18/506662	18/506662	Courtyard Studios, Hollingbourne House, Hollingbourne Hill	Hollingbourne, Kent, ME17 1QJ	29-Mar-19	100	B1A	0.36	585480	156024	North Downs	Hollingbour ne CP	2		2
19/502467/REM	19/502467/REM	Land Rear Of Forge Lodge Forge Lane Bredhurst	Gillingham Kent ME7 3JW	05-Aug-19	0	V2	0.25	579500	162249	Boxley		2		2
19/503792/FULL	19/503792/FULL	Unit 1 Little Pivington Farm Hubbards Hill Lenham	Maidstone Kent ME17 2EJ	10-Oct-19	100	B1C	0.11	592086	152844	Harrietsham And Lenham	Lenham CP	2		2
03/1236	03/1236	Iden Croft Nurseries, Frittenden Road,	Staplehurst, Kent, TN12 0DH	31-Oct-03	0	F1	0.34	579273	142382	Staplehurst	Staplehurst CP	1		1
08/0310	13/1034	28 Sutton Road,	Maidstone, Kent, ME15 9AH	21-Aug-13	0	c33	0.02	577006	153566	Shepway North		1		1
14/0347	17/501061	The Barn At Brambling, Hawkenbury Road,	Hawkenbury, Kent, TN12 0EA	05-May-17	0	F2	0.13	580570	145107	Headcorn	Headcorn CP	1		1
14/0666	18/500882	4 Little Court, Lower Fant Road,	Maidstone, Kent, ME16 8DL	26-Apr-18	0	c33	0.02	574807	155034	Fant		1		1
14/502849	15/500178/PNBCM	The Dairy, Great Pagehurst Farm, Pagehurst Road	Staplehurst, Kent, TN12 0JD	11-Mar-15	0	F2	0.01	577098	143492	Staplehurst	Staplehurst CP	1		1

15/502810	17/501725	Downs House, Blunden Lane,	Yalding, Kent, ME18 6JD	30-May-17	0	c33	0.06	569978	150377	Marden And Yalding	Yalding CP	1		1
15/504065	18/501110	Little Sheephurst Farm, Sheephurst Lane,	Marden, Kent, TN12 9NZ	03-May-18	100	B1C	0.08	572132	144010	Marden And Yalding	Collier Street CP	1		1
15/506050	15/506050	The Mount, Church Lane	Bearsted, Kent, ME14 4EF	26-Aug-15	100	C31	0.18	579983	155598	Bearsted	Bearsted CP	2	1	1
15/506327	15/506327/P NQCLA	The Barn At Ewell Orchard, Ewell Lane	West Farleigh, Kent, ME15 0NN	18-Apr-16	0	F2	0.14	572081	152201	Coxheath And Hunton		1		1
15/506552	18/505720	Rear of, 22 Albert Street	Maidstone, Kent, ME14 2RN	10-Jan-19	0	c33	0.01	575798	156729	North		1		1
15/507189	16/507379	Warmlake Farmhouse, Maidstone Road	Sutton Valence, Kent, ME17 3LR	30-Jan-17	0	c33	0.24	581156	150264	Sutton Valence And Langley	Sutton CP	1		1
15/508446	15/508446/P NQCLA	4 Haviker Street, Collier Street	Tonbridge, Kent, TN12 9RG	10-Dec-15	0	F2	0.38	572050	146301	Marden And Yalding	Collier Street CP	1		1
16/500038	16/500038	Malthouse Oast, Dean Street	East Farleigh, Kent, ME15 0PS	23-Jun-16	0	F2	0.11	574360	152787	Coxheath And Hunton		1		1
16/500334	16/500334	Tremayne, Church Lane	Bearsted, Kent, ME14 4EF	11-Mar-16	100	C31	0.32	580010	155670	Bearsted	Bearsted CP	2	1	1
16/502864	16/502864	The Limes, West End	Marden, Kent, TN12 9JA	27-May-16	0	C32	0.05	574170	144671	Marden And Yalding	Marden CP	1		1
16/503114	16/503114/P NQCLA	The Raspberry Shed, South Of Coombe Farm, Forsham Lane	Sutton Valence, Kent	02-Jun-16	0	F2	0.08	580650	148430	Sutton Valence And Langley		1		1
16/505108	17/506022	Land adjacent, 19 Kerry Hill Way,	Maidstone, Kent, ME14 2GZ	30-Jan-18	0	c33	0.03	575399	156975	North		1		1
16/505903	16/507845	Lavender Farm, Yalding Hill	Yalding, Kent, ME18 6AN	23-Dec-16	0	F2	0.02	570191	151219	Marden And Yalding	Yalding CP	1		1
16/506363	16/506363/P NOCLA	The Studio, Fairbourne Manor, Fairbourne Lane	Harrietsham, Kent, ME17 1LN	22-Sep-16	100	B1A	0.19	586114	151253	Harrietsham And Lenham	Harrietsham CP	1		1

16/507848	16/507848	Greenfields, Stanley Road,	Marden, Kent, TN12 9EL	20-Jul-17	0	c33	0.02	574813	144373	Marden And Yalding	Marden CP	1		1
17/500861	17/500861	Great Wadd Oast House, Waller Hill,	Frittenden, Kent, TN17 2DA	19-May-17	100	C31	0.09	579694	140724	Staplehurst	Staplehurst CP	1		1
17/501003	17/501003	Lillywood, Sittingbourne Road	Detling, Kent, ME14 3ES	19-Jul-17	100	C32	0.08	578677	157838	Detling And Thurnham	Detling CP	1		1
17/502033	17/502033	Great Pagehurst Place, Pagehurst Road	Staplehurst, Tonbridge, Kent, TN12 0JD	12-Sep-17	0	F2	0.36	577102	143432	Staplehurst	Staplehurst CP	1		1
17/502064	17/502064	36 Peel Street,	Maidstone, Kent, ME14 2SB	08-Jun-17	100	A1	0.01	576060	156759	North		1		1
17/502084	17/502084	Mace House, 117 Heath Road	Coxheath, Kent, ME17 4PW	24-Jul-17	100	C31	0.01	574304	151117	Coxheath And Hunton	Coxheath CP	1		1
17/502168	17/502168	47 Eythorne Street	Hollingbourne, Maidstone, Kent, ME17 1TR	07-Jun-18	100	A1	0.02	583370	154672	North Downs	Hollingbour ne CP	1		1
17/502511	17/502511	Bell House, East Street	Harrietsham, Kent, ME17 1HJ	09-Oct-17	100	C32	0.09	587094	152416	Harrietsham And Lenham	Harrietsha m CP	1		1
17/503266	17/503266	2 Kilndown Close,	Maidstone, Kent, ME16 0PL	10-Aug-17	0	c33	0.02	574292	157284	Allington		1		1
17/503433	17/503433	51 Aldon Close,	Maidstone, Kent, ME14 5QF	25-Aug-17	100	C31	0.05	577267	156744	East		1		1
17/504031	17/504031	26 Snowdon Avenue,	Maidstone, Kent, ME14 5NU	13-Oct-17	100	C31	0.05	577026	156035	East		1		1
17/504182	17/504182	102 Plains Avenue,	Maidstone, Kent, ME15 7AY	10-Oct-17	0	c33	0.07	577203	154158	Shepway North		1		1
17/504279	17/504279	Land Adjacent To , 1 Glebe Lane	Maidstone, Kent, ME16 9BB	09-Oct-18	100	C32	0.02	572902	154437	Fant		1		1

17/504401	17/504401	197 Upper Fant Road,	Maidstone, Kent, ME16 8BX	19-Oct-17	100	A1	0.02	574532	154840	Fant		1		1
17/504716	18/501403	10 Kemsley Street Road,	Bredhurst, Kent, ME7 3LR	09-May-18	0	c33	0.02	579934	162413	Boxley	Bredhurst CP	1		1
17/504883/PN OCLA	19/502449/P NOCLA	Branden Oast, Staplehurst Road	Marden, Tonbridge, Kent, TN12 9BT	05-Jul-19	100	B1A	0.11	577375	146707	Marden And Yalding	Marden CP	1		1
17/504931	17/504931	17 Earl Street,	Maidstone, Kent, ME14 1PL	28-Nov-17	100	A1	0.03	576014	155859	High Street		1		1
17/505071/PN QCLA	17/505071/P NQCLA	The Dairy Store, East Kent Farm, Crumps Lane,	Ulcombe, Kent, ME17 1EX	27-Nov-17	0	F2	0.01	585904	147547	Headcorn	Ulcombe CP	1		1
17/505207	17/505207	32 Hockers Lane,	Detling, Kent, ME14 3JN	07-Dec-17	0	c33	0.06	579166	157866	Detling And Thurnham	Detling CP	1		1
17/505334	17/505334	22 Raymer Road,	Penenden Heath, Maidstone, Kent, ME14 2JQ	14-Dec-17	100	C31	0.05	576717	157677	North		2	1	1
17/506146	17/506146	31 Hockers Lane	Detling, Kent, ME14 3JN	06-Feb-18	100	c33	0.07	579225	157921	Detling And Thurnham	Detling CP	1		1
17/506176	17/506176	Oast Building, East Street	Harrietsham, Kent	08-Feb-18	0	F2	0.08	587122	152542	Harrietsham And Lenham	Harrietsha m CP	1		1
17/506204	18/501669	The Barn, Tambor House, Pye Corner	Ulcombe, Kent, ME17 1EE	06-Jul-18	0	F2	0.04	585217	148680	Headcorn	Ulcombe CP	1		1
18/500301/PN P	18/500301/P NP	The Hollow, Charlton Lane	West Farleigh, Kent	12-Mar-18	100	B8	1	572053	152703	Coxheath And Hunton	West Farleigh CP	1		1
18/500626	18/500626	Cherry Cottage, Roseacre Lane	Bearsted, Maidstone, Kent, ME14 4JX	04-Apr-18	0	c33	0.07	579572	155961	Bearsted	Bearsted CP	1		1
18/500628	18/500628	6 Hastings Road	Maidstone, Kent, ME15 7SP	27-Mar-18	100	C31	0.02	576519	155388	High Street		2	1	1

18/501059/PN QCLA	18/501059/P NQCLA	Little Underlyn, Maidstone Road	Marden, Tonbridge, Kent, TN12 9BG	11-Apr-18	0	F2	0.02	575768	146618	Marden And Yalding	Marden CP	1		1
18/501126	18/501126	2 New Cottage, Upper Street	Hollingbourne, Maidstone, Kent, ME17 1UJ	15-May-18	100	C32	0.12	584465	155133	North Downs	Hollingbour ne CP	1		1
18/501798/PN QCLA	18/501798/P NQCLA	Cordena, Grave Lane	Staplehurst, Tonbridge, Kent, TN12 0JP	29-May-18	0	F2	0.04	577474	145172	Staplehurst	Staplehurst CP	1		1
18/502587	18/502587	Coachmans Lodge, 1 Eyhorne Street	Hollingbourne, ME17 1TP	22-Aug-18	100	B1A	0.03	583148	154566	North Downs	Hollingbour ne CP	1		1
18/502748	18/502748	15 Monkdown	Downswood, Kent, ME15 8SP	30-Aug-18	100	C32	0.01	579100	154211	Downswood And Otham	Downswoo d CP	1		1
18/503248	18/503248	11 Blackmanstone Way	Maidstone, ME16 ONT	13-Aug-18	100	C32		573909	157379	Allington		1		1
18/503923/PN QCLA	19/501019	Oaklands Park Farm, Biddenden Road	Headcorn, Kent, TN27 9JE	07-May-19	0	F2	0.05	584815	141592	Headcorn	Headcorn CP	1		1
18/504069	18/504069	The Oast House, Salts Lane	Loose, Kent, ME15 0BD	27-Sep-18	0	F2	0.38	576059	151796	Loose	Loose CP	1		1
18/504169	18/504169	13 Hubbards Lane	Boughton Monchelsea, Maidstone, Kent, ME17 4HY	08-Oct-18	0	c33	0.02	576142	151174	Loose	Loose CP	1		1
18/505204/FU LL	18/505204/F ULL	Thornden Farm,East Sutton Road,East Sutton,	Maidstone,Kent,M E17 3DY,	06-Dec-19	0	C31	0.98	582685	147291	Headcorn	East Sutton CP	1		1
18/505346/PN QCLA	18/505346/P NQCLA	The Grange Barn 1, Southernden Road	Headcorn, Kent, TN27 9LL	13-Dec-18	0	F2	0.08	586352	146022	Headcorn	Headcorn CP	1		1
18/505348/PN QCLA	18/505348/P NQCLA	The Grange Barn 2, Southernden Road	Headcorn, Kent, TN27 9LL	13-Dec-18	0	F2	0.08	586352	146022	Headcorn	Headcorn CP	1		1
18/505889	18/505889	379 Willington Street	Maidstone, Kent, ME15 8HL	21-Jan-19	0	c33	0.02	578401	153169	Shepway South		1		1
18/506154	18/506154	6 Bank Cottages, Pilgrims Way	Hollingbourne, Kent, ME17 1UP	21-Jan-19	0	C32	0.07	584458	155423	North Downs	Hollingbour ne CP	1		1

18/506172/FULL	18/506172/FULL	Trailee,Heath Road,Boughton Monchelsea	Maidstone,Kent,M E17 4JN,	01-Feb-19	100	C31	0.28	578366	150784	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea CP	1		1
19/500195	19/500195	The Dairy, Old Shelve Farm, Ashford Road	Lenham, Kent, ME17 2DT	15-Mar-19	100	C31	0.15	592386	151262	Harrietsham And Lenham	Lenham CP	1		1
19/500966/PNQCLA	19/500966/PNQCLA	Oaklands Park Farm, Biddenden Road	Headcorn, Kent, TN27 9JE	07-May-19	0	F2	0.04	584815	141592	Headcorn	Headcorn CP	1		1
19/501023	19/501023	Wallet Court Oast, Southernden Road	Headcorn, Kent, TN27 9LN	30-Apr-19	100	C32	0.12	586940	146152	Headcorn	Boughton Monchelsea CP	1		1
19/501538/LDCEX	19/501538/LDCEX	7 Bower Terrace	Maidstone, Kent, ME16 8RY	23-May-19	100	C31	0.23	575353	155280	Fant		1		1
19/501927/LDCEX	19/501927/LDCEX	Widehurst Farm, Thorn Road	Marden, Kent, TN12 9LN	16-May-19	0	F2	0.37	575536	142994	Marden And Yalding	Marden CP	1		1
19/501937/LDCEX	19/501937/LDCEX	Simmonds Associates, Little Pivington Farm, Hubbards Hill	Lenham, Kent, ME17 2EJ	12-Jun-19	0	B1A	0.02	592053	152847	Harrietsham And Lenham	Lenham CP	1		1
19/502672/LDCEX	19/502672/LDCEX	The Old Piggery Scragged Oak Road	Detling Kent ME14 3HL	23-Jul-19	0	F1	0.05	580326	160964	Detling And Thurnham	Detling CP	1		1
19/503415/FULL	19/503415/FULL	Mousehole Fishing Lakes Maidstone Road	Nettlestead ME18 5HR	05-Sep-19	100	C32	0.84	568090	149926	Marden And Yalding	Nettlestead CP	1		1
19/503435/FULL	19/503435/FULL	27 Furfield Close	Maidstone Kent ME15 9JR	03-Sep-19	0	V2	0.05	578258	152374	Park Wood		1		1
19/503666/PNQCLA	19/503666/PNQCLA	Little Hawkenbury Farm Hawkenbury Road	Hawkenbury Tonbridge Kent TN12 0DU	18-Sep-19	0	F2	0.05	580175	144851	Headcorn	Headcorn CP	1		1
19/503709/FULL	19/503709/FULL	Land Adjacent To Surrazil Sittingbourne Road	Detling Kent ME14 3ES	16-Jan-20	0	c33	0.06	578677	157838	Detling And Thurnham	Detling CP	1		1
19/503824/FULL	19/503824/FULL	Tallow Barn Fitzgerald Close Staplehurst	Tonbridge Kent TN12 0FD	25-Sep-19	100	F2	0.04	578557	142955	Staplehurst	Staplehurst CP	1		1
19/504406/FULL	19/504406/FULL	6 Campbell Road	Maidstone Kent ME15 6PZ	10-Dec-19	100	C31	0.02	576157	155023	High Street		2	1	1
19/505597/LDCEX	19/505597/LDCEX	Potters Nursery Love Lane	Headcorn TN27 9HL	08-Jan-20	100	C31	0.07	585743	144163	Headcorn	Headcorn CP	1		1
MA051581	MA051581	Parkwood Cottages, Teston Corner,	Teston, Kent, ME18 5BA	05-Oct-05	100	C31	0.42	570276	154669	Barming	Barming CP	1	2	-1





Appendix 1: Itemised Housing Land Supply, 1 April 2020																																												
Site Reference	Application No	Site Size	LP17 Allocation ref	Allocation Status	Application Type	Decision Date	Address	Address2	Previous / Existing Use	Proposed Use	Percentage of Site on PDL	Easings	Northings	Ward	Parish	Site Area (hect)	Not Started (gain)	Under Construction (gain)	Completed (gain) 2017/20	Not Started (loss)	Completions 2018/19	Completions 2017/18	HLS Office Conclusion										Supply Balance	Year 1 2020/21	Year 2 2021/22	Year 3 2022/23	Year 4 2023/24	Year 5 2024/25	Year 6 2025/26	Year 7 2026/27	Year 8 2027/28	Year 9 2028/29	Year 10 2029/30	Year 11 2030/31
15/509015	15/509015/OUT	Large	H1(10)	Permitted	Outline		Land South Of Sutton Road	Langley Kent	FARMING: RESIDENTIAL:		0	579559	151877			47.29	623						Phasing and delivery based on methodology. This is the remainder of the outline permission, with 2 other REM applications also contributing to the overall supply balance. Last year developer info: Phasing and delivery rates based on developer information years 2021/22 to 2025/26, developer stated long term delivery may go beyond local plan or they may sell parcels or consider multiple outlets, year 2026/27 to 2031 higher delivery rates										623			40	40	40	55	80	80	96	96	96
19/501600	19/506182	Large	H1(8)	Pending	Full		Land West Of Church Road	Otham, Kent, ME15 8SB	RESIDENTIAL:		0	578739	153956	Downswood And Otham	Otham CP	16.15							19/506182/FULL application for 421 submitted in Jan 2020. As at 1 April 2020, decision pending. Refused July 2020. Appeal lodged, therefore remain in supply as clear intent to develop, but cautious phased delivery from Y5. If appeal dismissed, revert to LP17 allocation figures and phasing.										421					65	65	66	75	75	75	
16/507471	16/507471	Large	H1(11)	Permitted	Full	23-Aug-17	Land Adj, Royal Engineers Road,	Maidstone, Kent	RESIDENTIAL:		100	575568	156885	North		1.55		310					Phasing and delivery based on methodology, site under construction.										310	40	40	40	40	40	40	40	30			
10/0256	15/509041	Large			Reserved	23-May-19	Land at, Farleigh Hill,	Tovil, Maidstone, Kent	VACANT: RESIDENTIAL:		100	575214	154103	South	Tovil CP	6.3	272						+3 years on methodology - uncertainty over housebuilder										272					40	49	49	49	49	36	
16/503775	16/503775	Large	H1(9)	Permitted	Full	19-Jan-17	Land At Bicknor Farm, Sutton Road	Langley, Kent, ME17 3NG	FARMING: RESIDENTIAL:		0	579423	152233	Downswood And Otham	Otham CP	10.79		271					Phasing and delivery based on methodology, site under construction										271	40	40	40	40	40	49	22				
16/507471	17/502432	Large	H1(11)	Permitted	Full	08-Jun-18	Springfield site, Moncktons Lane,	Royal Engineers Rd MAIDSTONE	RESIDENTIAL:		100	575559	156690	North		1.55		239	56				Phasing and delivery based on methodology, site under construction										239	40	40	40	40	40	39					
17/502072	18/505417	Large			Reserved	18-Feb-19	Land South Of Forstal Lane	Coxheath, Kent	FARMING: RESIDENTIAL:		0	574811	151372	Coxheath And Hunton	Coxheath CP	7.88		210					Phasing based on methodology, delivery based on site under construction										210	40	40	40	40	40	10					
RMX1 (2)	RMX1 (2)	Large	RMX1(2)	No Application			Maidstone East and Maidstone Sorting Office, Sandling Road	Maidstone	EMPLOYMENT: RESIDENTIAL:		100			North									Phasing and delivery based on methodology										210						49	49	49	49	14	
15/510186	19/502426/FULL	Large	H1(49)	Permitted	Full	03-Oct-19	Land at Fishers Farm, Fishers Road	Staplehurst, Kent	FARMING: RESIDENTIAL:		0	578856	144269	Staplehurst	Staplehurst t CP	9.88	185	16					Phasing and delivery based on methodology, site under construction										201	40	40	40	40	40	1					
14/502010	15/506306	Large	H1948	Permitted	Reserved	15-Jun-18	Hen And Duckhurst Farm, Marden Road	Staplehurst, Kent, TN12 0PD	FARMING: RESIDENTIAL:		0	578059	143820	Staplehurst	Staplehurst t CP	12.26		193	22		35		Phasing and delivery based on methodology, site under construction										193	40	40	40	40	33						
MA454	17/2350	Large	H1(11)	Permitted	Full	01-Aug-06	Springfield Park, Royal Engineers Road,	Maidstone, Kent	TRANSPORT: RESIDENTIAL:		100	575573	156875	North		1.1		192					+2 years to methodology - slow start to site. Delivery split for flatted development										192			96	96							
H1 (4)	H1 (4)	Large	H1(4)	No Application			Oakapple Lane,	Barming	RESIDENTIAL:		0			Barming									19/503842/PAMEET Phased as strong intent to develop. Developer feedback -want to start next year. Bring forward delivery. Possible higher delivery rates.										187				40	40	49	49	9			
15/509015	19/503395/REV	Large	H1(10)	Permitted	Reserved	29-Nov-19	Land South of Sutton Road	Langley, Kent	FARMING: RESIDENTIAL:		0	579559	151877	Park Wood	Langley CP	47.29		173					Phasing and delivery based on methodology, site under construction										173	40	40	40	40	13						
17/501449	17/501449	Large	H1(7)	Permitted	Full	19-Mar-18	Land North Of Bicknor Wood, Sutton Road	Maidstone, Kent, TN27 9LD	RESIDENTIAL:		0	579241	152678	Downswood And Otham	Otham CP	14.77	112	50	88				Phasing and delivery based on methodology, site under construction										162	40	40	40	40	2						
15/503325	17/505499	Large			Reserved	02-Feb-18	Land Between Mill Bank, Ulcombe Road & Kings Road	Headcorn, Kent, TN27 9LD	FARMING: RESIDENTIAL:		0	583311	144885	Headcorn	Headcorn CP	9.14		153	17				Phasing and delivery based on methodology										153	40	40	40	33							
17/500357/HYB	17/500357/HYB	Large	H1(41)	Permitted	Other Major	28-Sep-18	Tanyard Farm, Old Ashford Road	Lenham	FARMING: RESIDENTIAL:		0	590399	152160	Harrietsham And Lenham	Lenham CP	5.202		150					Phasing and delivery based on methodology										150		40	40	40	30						
15/502970	19/503871/FULL	Large			Full	14-Oct-19	Land At Springwood Road	Maidstone Kent ME16 9NY	RESIDENTIAL: RESIDENTIAL:		100	573086	155287	Heath		1.21	160		15				Phasing and delivery based on methodology										145		40	40	40	25						
13/1149	17/504524	Large	H1(5)	Permitted	Reserved	27-Nov-18	Sutton Road, Maidstone, Kent		VACANT: RESIDENTIAL:		0	579313	151785	Sutton Valence And Langley		31.63	100	35	37				Phasing and delivery based on methodology, site under construction										135	40	40	40	15							
13/1749	18/502875	Large	H1(2)	Permitted	Reserved	19-Nov-18	Land to the East of, Hermitage Lane,	Maidstone, Kent	FARMING: RESIDENTIAL:		0	573270	156293	Allington		33.02		127					Phasing and delivery based on methodology, site under construction										127	40	40	40	7							
13/1928	17/504754	Large	H1(46)	Permitted	Full	09-Aug-18	Marden Cricket & Hockey Club, Stanley Road,	Marden, Kent, TN12 9EF	RECREATION: RESIDENTIAL:		0	574964	144335	Marden And Yalding	Marden CP	4.28		121	3				Phasing and delivery based on methodology, site under construction										121	40	40	40	1							
13/1749	17/502767	Large	H1(2)	Permitted	Reserved	13-Nov-17	Land to the East of, Hermitage Lane	Maidstone, Kent	FARMING: RESIDENTIAL:		0	573270	156293	Allington		33.02		119					Phasing and delivery based on methodology, site under construction										119	40	40	39								
12/0986	12/0986	Large	H1(27)	Permitted	Outline	07-Apr-17	Land Rear Of Police Headquarters, Sutton Road	Maidstone, Kent	EMPLOYMENT: RESIDENTIAL:		100	577346	152782	Shepway South		3.99		112					+2 years on phasing methodology - site being reviewed, delivery based on methodology										112				40	49	23					
14/500835	18/503003/PNO	Large			Other Major	26-Jul-18	Kent House, Romney Place	Maidstone, Kent ME15 6LA	EMPLOYMENT: RESIDENTIAL:		100	576297	155486	High Street		0.57		108		15			Phasing based on methodology, delivery based on flatted development - developer feedback - confirmed completions rates to be realistic.										108	54	54									
15/505441	18/502287	Large			Reserved	24-Aug-18	Tovil Quarry Site, Straw Mill Hill	Tovil, Kent, ME15 6FL	MINERALS: RESIDENTIAL:		0	575316	154023	South	Tovil CP	2.52		108					Phasing and delivery based on methodology										108		40	40	28							
14/506738	18/506167	Large	H1(21)	Permitted	Reserved	26-Feb-19	Land At Barty Farm, Roundwell	Bearsted, Kent, ME14 4HN	FARMING: RESIDENTIAL:		0	581005	155681	Detling And Thurnham	Thurnham CP	4.16		98	2				Phasing and delivery based on methodology, site under construction										98	40	40	18								
12/0987	12/0987	Large	H1(28)	Permitted	Outline	07-Apr-17	Land To Rear Of Kent Police Training School Off	St Saviours Road, Maidstone, ME15 9DW	RECREATION: RESIDENTIAL:		0	577756	152502	Park Wood		2.09		90					+ 3 years to methodology, based on developer feedback. Needed to reapply, issues have arisen on site.										90					49	41					
15/503359	18/505455	Large			Reserved	18-Jun-19	Land East Of, Gleamingwood Drive	Lordswood, Kent	RECREATION: RESIDENTIAL:		0	578156	162061	Boxley	Boxley CP	4.66		89					Phasing and delivery based on methodology										89		40	40	9							
14/505432	14/505432	Large	H1(49)	Permitted	Full	20-Oct-17	(Fishers Farm) Land North of, Headcorn Road,	Staplehurst, Kent, TN12 0DT	FARMING: RESIDENTIAL:		0	578838	143924	Staplehurst	Staplehurst t CP	17.74		84	57		22	4	Phasing and delivery based on methodology										84	40	40	4								
17/506475/PNO	17/506475/PNO	Large			Other Major	13-Feb-18	Medvale House, Mote Road	Maidstone, Kent, ME15 6AH	EMPLOYMENT: RESIDENTIAL:		100	576335	155429	High Street		0.18		81					Phasing and delivery based on methodology										81		40	41								

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MA080228	14/505311	Large			Full	20-Apr-15	98-99 Florence Road Barn At Beech Depot, Sheephurst Lane	Maldstone, Kent, ME16 8EN	RETAIL: Ca	RESIDENTIAL:	100	575235	155085	Fant Marden And Yalding		0.03	6			Phasing and delivery based on methodology, site under construction	6	6								
15/506498/PN	17/506063	Large			Full	16-Feb-18			FARMING:	RESIDENTIAL:	0	573590	143171		Marden CP	0.08	6			Phasing and delivery based on methodology	6	6								
15/509996	18/502332	Large			Reserved	14-Sep-18	Appleacres, Maldstone Road	Sutton Valence, Kent, ME17 3LR	FARMING:	RESIDENTIAL:	0	581093	150377	Sutton Valence And Langley	Sutton Valence CP	0.6	6			Phasing and delivery based on methodology, site under construction	6	6								
18/501427	18/501427	Large			Full	12-Jul-18	Medway House, 26-28 Medway Street	Maldstone, Kent, ME14 1JS	RESIDENTIAL:	RESIDENTIAL:	100	575827	155751	High Street		0.07	6			Phasing and delivery based on methodology	6	6								
18/503988/PN	19/506404/PNC	Small			Other Min	18-Feb-20	Blake House Peel Street	Maldstone Kent ME14 2SD	EMPLOYME	RESIDENTIAL:	100	576112	156912	North		0.09	6			Phasing and delivery based on methodology	6	6								
18/504033	18/504033	Large			Outline	23-Nov-18	Cross At Hand Garage, Maldstone Road	Staplehurst, TN12 0RH	EMPLOYME	RESIDENTIAL:	100	578078	146218	Staplehurst	Staplehurst CP	0.31	6			Phasing and delivery based on methodology	6		6							
19/501793/PN	19/501793/PNC	Large			Other Major	03-Jun-19	Oast Office, Church Farm	Ulcombe Hill, Ulcombe, Kent, ME17 1DN	EMPLOYME	RESIDENTIAL:	100	584625	149723	Headcorn	Ulcombe CP	0.17	6			Phasing and delivery based on methodology	6	6								
MA602	17/503520	Large			Full	21-May-18	Land At Castle Dene The Parsonage, Land East of Goudhurst Road	Maldstone, Kent, ME14 2NH	RESIDENTIAL:	RESIDENTIAL:	100	575420	155785	North Marden And Yalding		0.58	5	9		Phasing and delivery based on methodology, site under construction	5	5								
13/0693	15/510438	Large	H1(46)	Permitted	Reserved	18-Jul-16	Whitmore Street,	Maldstone, Kent	FARMING:	RESIDENTIAL:	0	574207	144191	Fant	Marden CP	8.16	5	22	64	53	Phasing and delivery based on methodology, site under construction	5	5							
H1 (22)	H1 (22)	Large	H1(22)	No Application						RESIDENTIAL:	0					0.1235				Phasing and delivery based on methodology	5								5	
17/506541	17/506541	Large			Full	22-May-18	The Victoria Inn, Heath Road	East Farleigh, ME15 0LR	RETAIL: Re	RESIDENTIAL:	100	573016	151582	Coxheath And Hunton	East Farleigh CP	0.4	5			Phasing and delivery based on methodology	5	5								
18/501920	18/501920	Large			Full	04-Jul-18	23 Hayle Road	Maldstone, Kent, ME15 6PE	RESIDENTIAL:	RESIDENTIAL:	100	576128	154999	High Street		0.03	5	1		Phasing and delivery based on methodology	5	5								
18/504765/PN	18/504765/PNC	Large			Other Major	06-Nov-18	Baldock Barn, Old Ham Lane	Lenham, Kent, ME17 2LT	FARMING:	RESIDENTIAL:	0	588551	151703	Harrietsham And Lenham	Lenham CP	0.09	5			Phasing and delivery based on methodology	5	5								
18/506158	19/504246/FULI	Small			Full	29-Oct-19	The Mulberry Tree, Hermitage Lane	Boughton Monchelsea, Kent, ME17 4DA	RETAIL: Re	RESIDENTIAL:	100	578267	148874	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea CP	0.27	5			Phasing and delivery based on methodology, site under construction	5	5								
19/502501/PN	19/502501/PNC	Large			Other Min	09-Jul-19	First Second And Third Floor 10 Middle Row	Maldstone Kent ME14 1TG	EMPLOYME	RESIDENTIAL:	100	575979	155686	High Street		0.01	5			Phasing and delivery based on methodology	5	5								
19/501393/FUL	19/501393/FULI	Small			Full	11-Sep-19	17 Hart Street	Maldstone Kent ME16 8RA	RESIDENTIAL:	RESIDENTIAL:	100	575702	155411	Fant		0.03	5			Phasing and delivery based on methodology, site under construction	5	5								
19/503691/PN	19/503691/PNC	Large			Other Min	13-Sep-19	Four Oaks Barns Four Oaks Four Oaks Road	Headcorn Ashford Kent TN27 9PB	FARMING:	RESIDENTIAL:	0	581249	145452	Headcorn	Headcorn CP	0.1	5			Phasing and delivery based on methodology	5	5								
19/504644/FUL	19/504644/FULI	Large			Full	11-Nov-19	Land To The Rear Of 25 Hartnup Street	Maldstone Kent Headcorn Kent TN27 9TA	RESIDENTIAL:	RESIDENTIAL:	0	574231	154921	Fant		0.1	5			Phasing and delivery based on methodology	5	5								
16/507545/FUL	16/507545/FULI	Large			Full	13-Jan-17	Kent Food Park Smdaren Road	Maldstone, Kent, ME14 1LH	EMPLOYME	RESIDENTIAL:	100	584297	144177	Headcorn	Headcorn CP	0.16	5	1		Phasing and delivery based on methodology, site under construction	5	5								
16/507755	16/507755	Small			Full	19-May-17	The Weavers, St Faiths Street,	Maldstone, Kent, ME14 1LH	RETAIL: Re	RESIDENTIAL:	100	575791	155951	High Street		0.03	4			Phasing and delivery based on methodology, site under construction	4	4								
15/509015	16/503614/REMI	Large	H1(10)	Permitted	Reserved	29-Nov-19	Land South Of Sutton Road	Langley Kent	FARMING:	RESIDENTIAL:	0	579559	151877	Sutton Valence And Langley	Sutton Valence CP	47.29	4			Phasing and delivery based on methodology, site under construction	4	4								
15/507589	16/506603	Small			Full	29-Mar-19	36A Week Street,	Maldstone, ME14 1RP	COMMUNIT	RESIDENTIAL:	100	576079	155884	High Street		0.01	4			Phasing and delivery based on methodology	4		4							
15/501069	15/501069	Small			Outline	14-Mar-16	The Lodge, Postley Road,	Maldstone, Kent, ME15 6RH	RESIDENTIAL:	RESIDENTIAL:	100	576110	153917	South		0.16	4			Phasing and delivery based on methodology	4		4							
16/502776	18/506442	Large			Full	24-May-19	509 Loose Road	Maldstone, Kent, ME15 9QU	RETAIL: Re	RESIDENTIAL:	100	576374	153046	South		0.12	4			Phasing and delivery based on methodology, site under construction	4	4								
16/508574	16/508574	Small			Full	12-Apr-17	24 Lower Stone Street,	Maldstone, Kent, ME15 6LX	RETAIL: Re	RESIDENTIAL:	100	576198	155533	High Street		0.04	4			Phasing and delivery based on methodology	4		4							
18/501140	18/501140	Small			Full	03-May-18	1 Bower Terrace,	Maldstone, Kent, ME16 8RY	EMPLOYME	RESIDENTIAL:	100	575390	155350	Fant		0.02	4			Phasing and delivery based on methodology	4		4							
17/503852	17/503852	Small			Full	16-Aug-18	Wierton Place, Wierton Road	Boughton Monchelsea, Kent, ME17 4JW	RESIDENTIAL:	RESIDENTIAL:	100	578137	149890	Boughton Monchelsea And Chart	Boughton under Blean CP	0.68	4			Phasing and delivery based on methodology	4		4							
18/506599/PN	18/506599/PNC	Small			Other Min	28-Feb-19	Coombe Farm, Sutton Valence Hill	Sutton Valence, Kent, ME17 3AX	FARMING:	RESIDENTIAL:	0	580732	148861	Sutton Valence And Langley	Sutton Valence CP	0.13	4			Phasing and delivery based on methodology	4		4							
19/500665	19/500665	Small			Full	25-Apr-19	19 College Road	Maldstone, Kent, ME15 6YH	RESIDENTIAL:	RESIDENTIAL:	100	576106	155196	High Street		0.05	4			Phasing and delivery based on methodology, site under construction	4	4								
19/502547/FUL	19/502547/FULI	Small			Full	10-Sep-19	3 Blind Lane	Bredhurst Kent ME7 3JR	VACANT: C	RESIDENTIAL:	0	579293	162168	Boxley	Bredhurst CP	0.23	4			Phasing and delivery based on methodology	4		4							
19/503206/FUL	19/503206/FULI	Small			Full	17-Jan-20	6 Clarendon Place King Street	Maldstone Kent ME14 1BQ	EMPLOYME	RESIDENTIAL:	100	576494	155734	High Street		0.04	4			Phasing and delivery based on methodology	4		4							
19/503206/FUL	19/503209/LBC	Small			Other Min	17-Jan-20	6 Clarendon Place King Street	Maldstone Kent ME14 1BQ	EMPLOYME	RESIDENTIAL:	100			High Street		0.04	4			Phasing and delivery based on methodology	4		4							
19/501219/REI	19/501219/REMI	Small			Full	29-Jan-19	The Lodge, Hayle Place, Cripple Street	Maldstone ME15 6DW	FARMING:	RESIDENTIAL:	0	576110	153917	South	Tovil CP Ulcombe CP	0.16	4			Phasing and delivery based on methodology	4		4							
11/1339	15/507194	Small			Full	30-Mar-16	Land adj. Ulcombe C of E Primary School, The Street, The Cow Green, Salford, Lancs	Ulcombe, Kent, ME17 1DU	COMMUNIT	RESIDENTIAL:	100	584797	148979	Headcorn	Boughton Monchelsea CP	0.09	3			Phasing and delivery based on methodology, site under construction	3	3								
15/504824/PN	17/502701/PNC	Small			Other Min	19-Jul-17	Southernden Barn, Southernden R	Headcorn, Kent, TN27 9LL	FARMING:	RESIDENTIAL:	0	586380	146047	Headcorn	Boughton Monchelsea CP	0.08	3	5		Phasing and delivery based on methodology, site under construction	3	3								
14/503309	14/503309	Large			Full	11-Dec-15	Tanyard Farm, Old Ashford Road	Lenham, Kent, ME17 2DH	FARMING:	RESIDENTIAL:	0	590302	151962	Harrietsham And Lenham	Lenham CP	0.54	3			Phasing and delivery based on methodology, site under construction	3	3								
15/503337	18/503536	Large			Full	04-Sep-18	61 - 63 Week Street	Maldstone, ME14 1QU	EMPLOYME	RESIDENTIAL:	100	576018	155963	High Street		0.03	3			Phasing and delivery based on methodology, site under construction	3	3								
16/508239	16/508239	Small			Full	19-Apr-17	Hawley Court, London Road	Maldstone, Kent, ME16 8QJ	TRANSPOR	RESIDENTIAL:	100	575331	155723	Bridge		0.34	3			Phasing and delivery based on methodology	3		3							
18/503721/PN	18/503721/PNC	Small			Other Min	25-Oct-18	The Lambing Shed, Blue House Farm, Battle Lane	Marden, Kent, TN12 9AN	FARMING:	RESIDENTIAL:	0	575951	146337	Marden And Yalding	Marden CP	0.09	3			Phasing and delivery based on methodology	3		3							
18/506016/PN	18/506016/PNP	Small			Other Min	25-Jan-19	Wilsons Yard, George Street	Hunton, Kent, ME15 0RF	EMPLOYME	RESIDENTIAL:	100	573069	149319	Coxheath And Hunton	Hunton CP	0.06	3			Phasing and delivery based on methodology	3		3							

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18/503044/PN	18/503044/PNQ	Small		Other Min	13-Aug-18	Little Jubilee Barn, Stickfast Lane	Ulcombe, Kent, ME17 1HA	FARMING: RESIDENTIAL:	0	584261	147513	Headcorn	Ulcombe CP	0.1	2			Phasing and delivery based on methodology, site under construction	2	2				
18/503255	18/503255	Small		Full	13-Aug-18	Robins Court, Wordsworth Road	Penenden Heath, Maidstone, Kent, ME14 2HU	RESIDENTIA	100	576705	157398	North		0.3	2			Phasing and delivery based on methodology	2		2			
18/503663	18/503663	Small		Full	21-Sep-18	Salts Farm, Salts Lane	Loose, Kent, ME15 0BD	FARMING: RESIDENTIAL:	0	576037	151845	Loose	Loose CP	0.48	2			Phasing and delivery based on methodology	2		2			
18/504473	18/504473	Small		Full	09-Jan-19	Willows, Howland Road	Marden, Kent, TN12 9EP	RESIDENTIA	100	575117	144584	Marden And Yalding	Marden CP	0.04	2			Phasing and delivery based on methodology	2		2			
18/504974	18/504974	Small		Full	09-Jan-19	260 Willington Street	Maidstone, Kent, ME15 8AT	RESIDENTIA	0	578288	153502	Shepway South		0.06	2			Phasing and delivery based on methodology	2		2			
16/508513	16/508513	Small		Other Min	20-Dec-18	Lewis Court Cottage, Green Lane	Boughton Monchelsea, Kent, ME17 4LF	RESIDENTIA	100	577023	151179	Monchelsea And Chart Sutton	Boughton Monchelse a CP	0.28	2			Phasing and delivery based on methodology, site under construction	2	2				
18/505786	18/505786	Small		Full	11-Mar-19	Buildings At Burford Farm, Redwall Lane	Linton, ME17 4BD	FARMING: RESIDENTIAL:	0	573703	149134	Coxheath And Hunton	Linton CP	0.17	2			Phasing and delivery based on methodology	2		2			
18/503763	18/503763	Small		Full	08-Mar-19	Land To The Rear Of 244 - 250 Upper Fant Road	Maidstone, Kent, ME16 8BX	EMPLOYME	100	574578	154847	Fant		0.06	2			Phasing and delivery based on methodology	2		2			
18/503980	18/503980	Small		Full	10-May-19	Hazelpits Farm, Ulcombe Road	Headcorn, Ashford, Kent, TN27 9LD	FARMING: RESIDENTIAL:	0	583311	144885	Headcorn	Headcorn CP	1.2	2			Phasing and delivery based on methodology	2		2			
19/501223/PN	19/501223/PNO	Small		Other Min	24-May-19	23-24 County Road	Maidstone, Kent, ME14 1JU	EMPLOYME	100	576277	156309	East Harrietsham		0.01	2			Phasing and delivery based on methodology	2		2			
19/501616/PN	19/501616/PNQ	Small		Other Min	22-May-19	Buildings 2 & 4, Runham Farm, Runham Lane	ME17 1NH	FARMING: RESIDENTIAL:	0	587185	151362	And Lenham Harrietsham	Lenham CP	0.17	2			Phasing and delivery based on methodology	2		2			
19/501603/PN	19/501603/PNQ	Small		Other Min	23-May-19	Buildings 1 & 3, Runham Farm, Runham Lane	ME17 1NH	FARMING: RESIDENTIAL:	0	587185	151362	And Lenham Harrietsham	Lenham CP	0.16	2			Phasing and delivery based on methodology	2		2			
19/501808/PN	19/501808/PNP	Small		Other Min	03-Jun-19	Building At Rock Farm, Gibbs Hill	Nettlestead, Kent, ME18 5HT	EMPLOYME	100	568010	152476	Marden And Yalding	d CP	0.09	2			Phasing and delivery based on methodology	2		2			
18/504529	18/504529	Small		Full	28-May-19	Two Brewers, Lees Road	Yalding, Kent, ME18 6HB	RESIDENTIA	100	569669	149927	Marden And Yalding	Yalding CP	0.05	2			Phasing and delivery based on methodology	2		2			
19/502089/PN	19/502089/PNQ	Small		Other Min	13-Jun-19	Cow & Ladder Shed Agri Buildings, Church Farm, Ulcombe Hill	Ulcombe, Kent, ME17 1DN	FARMING: RESIDENTIAL:	0	584552	149770	Headcorn Marden And Yalding	Ulcombe CP	0.21	2			Phasing and delivery based on methodology	2		2			
18/504975	18/504975	Small		Full	17-Jun-19	Broad Forstal Farm, Tilden Lane	Marden, Kent, TN12 9AX	FARMING: RESIDENTIAL:	0	574259	146585	Marden And Yalding	Marden CP	0.21	2			Phasing and delivery based on methodology	2		2			
18/505079	18/505079	Small		Full	13-Jun-19	Glebe Cottage, Dunn Street Road	Bredhurst, Kent, ME7 3LX	RESIDENTIA	100	579553	162214	Boxley	Bredhurst CP	0.12	1	1		Phasing and delivery based on methodology, site under construction	2		2			
19/502620/FUL	19/502620/FULI	Small		Full	18-Jul-19	76 Postley Road Maidstone	Kent ME15 6TR	RESIDENTIA	100	576146	154510	High Street		0.06	2			Phasing and delivery based on methodology	2		2			
19/504324/FUL	19/504324/FULI	Small		Full	22-Oct-19	Eythorne Green Hollingbourne Property Services Ltd Musket Lane	Hollingbourne Maidstone Kent ME17 1UU	EMPLOYME	100	583126	154642	North Downs	Hollingbou rne CP	0.02	2			Phasing and delivery based on methodology	2		2			
19/504676/FUL	19/504676/LAW	Small		Other Min	08-Nov-19	15A King Street	Maidstone Kent ME14 1BA	RETAIL: SH	100	576253	155782	High Street		0.02	2			Phasing and delivery based on methodology	2		2			
19/504438/FUL	19/504438/FULI	Small		Full	12-Nov-19	Land Rear Of 258 To 262 Willington Street	Maidstone Kent ME15 8AT	RESIDENTIA	0	578266	153502	Shepway South		0.05	2			Phasing and delivery based on methodology	2		2			
19/504874/FUL	19/504874/FULI	Small		Full	02-Dec-19	Delpark Queens Road	Maidstone Kent ME16 0IG	RESIDENTIA	100	574666	155881	Bridge		0.05	2			Phasing and delivery based on methodology, site under construction	2		2			
19/506001/PN	19/506001/PNQ	Small		Other Min	30-Jan-20	The Malthouse Mansion Farm Liverton Hill	Sandway Maidstone Kent ME17 2NJ	FARMING: RESIDENTIAL:	0	587499	150059	And Lenham Harrietsham	Lenham CP	0.06	2			Phasing and delivery based on methodology	2		2			
19/505893/FUL	19/505893/FULI	Small		Full	31-Jan-20	Land To The Rear Of 1-3 Highland Road	Maidstone Kent ME15 7QQ	RESIDENTIA	0	578154	153045	Shepway South		0.04	2			Phasing and delivery based on methodology	2		2			
19/505655/FUL	19/505655/FULI	Small		Full	07-Jan-20	Land Rear Of 48 Beaconsfield Road	Tovil Kent	RESIDENTIA	100			South	Tovil CP	0.02	2			Phasing and delivery based on methodology	2		2			
19/504850/FUL	19/504850/FULI	Small		Full	02-Dec-19	149 Boxley Road	Maidstone Kent ME14 2TJ	RESIDENTIA	100	576185	156556	North		0.02	2		1	Phasing and delivery based on methodology	2		2			
MA521	16/504892	Large		Full	10-Aug-17	Headcorn Hall, Biddenden Road,	Headcorn, Kent, TN27 9JD	ACCOMMO	100	584531	142763	Headcorn	Headcorn CP	1.93		12	1	Phasing and delivery based on methodology, site under construction	1		1			
MA050637	18/502782	Small		Full	01-Aug-18	Land Adjacent To Sunnydale, Plain Road	Marden, Kent, TN12 9EH	RESIDENTIA	0	574725	144060	Marden And Yalding	Marden CP	0.05	1			Phasing and delivery based on methodology, site under construction	1		1			
05/0737	20/500274/FUL	Small		Full	27-Mar-20	Land At Green Court High Street	Staplehurst Kent	RESIDENTIA	0			Staplehurst	Staplehurst CP	0.05	1			Phasing and delivery based on methodology	1		1			
MA040004	19/506326/PNO	Small		Other Min	13-Feb-20	First Floor And Second Floor 100-104 King Street	Maidstone Kent ME14 1BH	EMPLOYME	100	576487	155712	High Street		0.01	1			Phasing and delivery based on methodology	1		1			
MA001283	18/502001/PNQ	Small		Other Min	04-Jul-18	The Barn, Stonehall Farm	Ulcombe, Maidstone, Kent, ME17 1EU	FARMING: RESIDENTIAL:	0	584758	147473	Headcorn	Ulcombe CP	0.03	1			Phasing and delivery based on methodology, site under construction	1		1			
16/501114	19/506429/FULI	Small		Full	04-Mar-20	Great Thorn Farm, Marden Thorn	Marden, Kent, TN12 9LJ	EMPLOYME	100			Marden And Yalding	Marden CP	0.03	1			Phasing and delivery based on methodology	1		1			
17/501691	17/501691/PNQ	Small		Other Min	22-May-17	Hill Farm, Linton Hill,	Linton, Maidstone, Kent, ME17 4AL	FARMING: RESIDENTIAL:	0	575325	150534	Coxheath And Hunton	Linton CP	0.1	1			Phasing and delivery based on methodology	1		1			
16/508573	16/508573	Small		Full	08-May-17	Great Humphreys Farmhouse, Coldbridge Lane	Grafty Green, Kent, ME17 2AX	FARMING: RESIDENTIAL:	0	587030	147862	Headcorn		0.62	1			Phasing and delivery based on methodology	1		1			
17/501054	17/501054	Small		Full	19-May-17	Mathurst Farm, Goudhurst Road,	Staplehurst, Kent, TN12 0HQ	FARMING: RESIDENTIAL:	0	577257	140802	Staplehurst	Staplehurst CP	0.1	1			Phasing and delivery based on methodology, site under construction	1		1			
16/507377	16/507377	Small		Full	04-May-17	The Gables, Maidstone Road,	Sutton Valence, Kent, ME17 3LS	RESIDENTIA	0	580897	150842	Sutton Valence And Langley	Sutton Valence CP	0.12	1			Phasing and delivery based on methodology, site under construction	1		1			
16/507377	19/505564/FULI	Small		Full	10-Jan-20	The Gables, Maidstone Road	Sutton Valence, Kent, ME17 3LS	RESIDENTIA	0	580897	150842	Sutton Valence And Langley	Sutton Valence CP	0.12	1			Phasing and delivery based on methodology	1		1			
88/0048	02/0442	Small		Other Min	13-May-02	Boy Court Oast, Boy Court Lane,	Ulcombe, Kent, TN27 9LA	FARMING: RESIDENTIAL:	0	584702	146101	Headcorn	Ulcombe CP	0.1	1			Phasing and delivery based on methodology, site under construction	1		1			
MA071673	19/505951/FULI	Small		Full	27-Feb-20	Elmscroft House Charlton Lane West Farleigh	Maidstone Kent ME15 0NY	RESIDENTIA	100	572135	152964	Coxheath And Hunton	West Farleigh CP	1.18	1			Phasing and delivery based on methodology	1		1			

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17/502197	17/502197	Small			Full	06-Sep-17	Land adj, 13 Gordon Court,	Loose, Maidstone, Kent, ME15 QDF	RESIDENTIAL	RESIDENTIAL:	0	575190	151367	Loose		0.09	1			Phasing and delivery based on methodology, site under construction	1	1						
17/503855	17/503855	Small			Full	25-Sep-17	48 Woodside Road,	Maidstone, Kent, ME15 9AY	RESIDENTIAL	RESIDENTIAL:	0	577280	153024	Shephway North Detling And Thurnham		0.05	1			Phasing and delivery based on methodology	1		1					
17/502612	17/502612	Small			Full	13-Oct-17	Land Rear Of, 3 Hockers Lane,	Detling, Kent, ME14 3JL	RESIDENTIAL	RESIDENTIAL:	0	579273	158107	Thurnham	Detling CP	0.07	1			Phasing and delivery based on methodology	1		1					
17/502967	19/501091	Small			Full	02-May-19	Lake House, Church Road,	Harrietsham, Kent, ME17 1AP	RESIDENTIAL	RESIDENTIAL:	0	587219	152859	Harrietsham And Lenham	Harrietsham CP	0.35	1			Phasing and delivery based on methodology, site under construction	1	1						
17/503214	17/505624	Small			Full	04-Jan-18	Rain Farm, Eastwood Road,	Ulcombe, Kent, ME17 1EJ	FARMING:	RESIDENTIAL:	0	585924	148480	Headcorn	Ulcombe CP	0.06	1			Phasing and delivery based on methodology	1		1					
17/503500	17/503500	Small			Full	10-Oct-17	The American Oast, Brandenbury Farm, Haviker Street	Collier Street, Kent, TN12 9RH	FARMING:	RESIDENTIAL:	0	572086	146511	Marden And Yalding	Collier Street CP	0.22	1			Phasing and delivery based on methodology	1		1					
17/504381/PN	17/504381/PNQ	Small			Other Min	19-Oct-17	Bramble Farm, Clapper Lane,	Staplehurst, Kent, TN12 0JS	FARMING:	RESIDENTIAL:	0	577821	145144	Staplehurst	Staplehurst CP	0.86	1			Phasing and delivery based on methodology, site under construction	1	1						
16/503947	16/503947	Small			Full	26-Sep-17	3 Hockers Lane,	Detling, Kent, ME14 3JL	RESIDENTIAL	RESIDENTIAL:	0	579273	158107	Detling And Thurnham	Detling CP	0.27	1			Phasing and delivery based on methodology	1		1					
17/504385/PN	19/505697/FUUU	Small			Full	30-Jan-20	317 Tonbridge Road	Maidstone Kent ME16 8NH	RETAIL:	SH RESIDENTIAL:	100	573969	155025	Fant		0.02	1			Phasing and delivery based on methodology	1			1				
17/504915/PN	17/504915/PNQ	Small			Other Min	10-Nov-17	Hill Farm, Liverton Hill,	Sandway, Kent, ME17 2AH	FARMING:	RESIDENTIAL:	0	587366	149909	Harrietsham And Lenham	Lenham CP	0.01	1			Phasing and delivery based on methodology, site under construction	1	1						
17/504956/PN	17/504956/PNQ	Small			Other Min	20-Nov-17	Rough Field Wood Barn, Church Farm	Ulcombe Hill, Ulcombe, Kent, ME17 1DN	FARMING:	RESIDENTIAL:	0	584524	149314	Headcorn	Ulcombe CP	0.11	1			Phasing and delivery based on methodology, site under construction	1	1						
17/504859/PN	17/504859/PNQ	Small			Other Min	20-Nov-17	Eden Park Farm, Love Lane,	Headcorn, Ashford, Kent, TN27 9H	FARMING:	RESIDENTIAL:	0	586095	144020	Headcorn	Headcorn CP	0.1	1			Phasing and delivery based on methodology	1		1					
17/500917	17/500917	Small			Full	01-Nov-17	Meadowcroft, Maidstone Road,	Headcorn, Kent, TN27 9RS	RESIDENTIAL	RESIDENTIAL:	0	582704	145358	Headcorn	Headcorn CP	0.11	1			Phasing and delivery based on methodology	1		1					
17/505457	17/505457	Small			Full	14-Dec-17	92 The Quarries,	Boughton Monchelsea, Kent, ME17 4NJ	RESIDENTIAL	RESIDENTIAL:	0	577401	151651	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea CP	0.11	1			Phasing and delivery based on methodology	1		1					
17/505297/PN	18/506187	Small			Full	28-May-19	Lambs Cross Farm, Chart Hill Road,	Chart Sutton, Maidstone, Kent, ME17 3EX	EMPLOYMENT	RESIDENTIAL:	100	578924	148497	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea CP	0.03	1			Phasing and delivery based on methodology	1			1				
17/505332	18/501587	Small			Full	30-May-19	Land To The Rear Of Highbourne Park, Rayners Hill	Lenham, Kent, ME17 2PE	ACCOMMODATION	RESIDENTIAL:	100	592361	152433	Harrietsham And Lenham	Lenham CP	0.29	1			Phasing and delivery based on methodology, site under construction	1	1						
17/505541/PN	17/505541/PNQ	Small			Other Min	28-Dec-17	Chickenden Oast, Chickenden Lane,	Staplehurst, Tonbridge, Kent, TN12 0DP	FARMING:	RESIDENTIAL:	0	581197	143638	Staplehurst	Staplehurst CP	0.04	1			Phasing and delivery based on methodology, site under construction	1	1						
17/505198	17/505198	Small			Full	15-Dec-17	Richmond House, Rectory Lane,	Sutton Valence, Maidstone, Kent, ME17 3BS	RESIDENTIAL	RESIDENTIAL:	100	581574	149048	Sutton Valence And Langley	Sutton Valence CP	0.02	1			Phasing and delivery based on methodology	1			1				
17/505936/PN	17/505936/PNQ	Small			Other Min	08-Jan-18	Chaney Court Farm, Chart Hill Road	Staplehurst, Tonbridge, Kent, TN12 0RW	FARMING:	RESIDENTIAL:	0	578392	146923	Monchelsea And Chart Sutton	Boughton Monchelsea CP	0.01	1			Phasing and delivery based on methodology	1		1					
16/501954	19/506113/LBC	Small			Other Min	29-Jan-20	Bletchenden Farm Bletchenden Road Headcorn	Ashford Kent TN27 9JB	FARMING:	RESIDENTIAL:	0	583729	143063	Headcorn	Headcorn CP	0.64	1			Phasing and delivery based on methodology	1		1					
16/501954	16/501954	Small			Full	12-Jan-18	Bletchenden Farm, Bletchenden Road	Headcorn, Kent, TN27 9JB	FARMING:	RESIDENTIAL:	0	583729	143063	Headcorn	Headcorn CP	0.64	1			Phasing and delivery based on methodology	1		1					
17/502444	17/502444	Small			Full	30-Jan-18	Land to rear, 35 Albion Place	Maidstone, Kent, ME14 5DZ	EMPLOYMENT	RESIDENTIAL:	100	576573	155883	High Street		0.02	1			Phasing and delivery based on methodology	1			1				
18/500329	18/500329	Small			Full	16-Mar-18	74 London Road	Maidstone, Kent, ME16 0DT	RESIDENTIAL	RESIDENTIAL:	100	575069	156074	Bridge		0.02	1			Phasing and delivery based on methodology	1		1					
18/500295/PN	18/500295/PNQ	Small			Other Min	19-Mar-18	Greenman Garden Service, Heath Road	West Farleigh, Kent, ME15 0NH	FARMING:	RESIDENTIAL:	0	572115	151532	Coxheath And Hunton	West Farleigh CP	0.03	1			Phasing and delivery based on methodology	1		1					
17/506461	19/503020/FUUU	Small			Full	13-Sep-19	Land Adjacent To Syringa Orchard Close Langley	Maidstone Kent ME17 3LL	RESIDENTIAL	RESIDENTIAL:	0	581176	151503	Sutton Valence And Langley	Langley CP	0.03	1			Phasing and delivery based on methodology, site under construction	1	1						
17/503397	17/503397	Small			Full	08-Mar-18	16 Kings Cottages, Maidstone Road	Nettlestead, Maidstone, Kent, ME18 5ER	RESIDENTIAL	RESIDENTIAL:	100	568729	152615	Marden And Yalding	Nettlestead CP	0.06	1			Phasing and delivery based on methodology	1			1				
18/500669/PN	18/500669/PNQ	Small			Other Min	04-Apr-18	The Elms, Redwall Lane	Linton, Maidstone, Kent, ME15 0RL	FARMING:	RESIDENTIAL:	0	573097	149508	Coxheath And Hunton	Hunton CP	0.18	1			Phasing and delivery based on methodology	1		1					
18/500602	18/500602	Small			Full	10-Apr-18	25 Beacon Road	Lenham, Kent, ME17 2HJ	RESIDENTIAL	RESIDENTIAL:	100	589144	152141	Harrietsham And Lenham	Lenham CP	0.05	1			Phasing and delivery based on methodology, site under construction	1	1						
18/500972/PN	18/500972/PNQ	Small			Other Min	06-Apr-18	Peckham Farm, Ulcombe Road	Headcorn, Ashford, Kent, TN27 9JX	FARMING:	RESIDENTIAL:	0	584003	146124	Headcorn	Ulcombe CP	0.04	1			Phasing and delivery based on methodology	1		1					
18/501677	18/501677	Small			Full	21-May-18	Land Rear Of 10 To 16 North Street	Barming, Kent, ME16 9HF	RESIDENTIAL	RESIDENTIAL:	0	572544	154573	Barming	Barming CP	0.08	1			Phasing and delivery based on methodology	1		1					
18/501576/PN	18/501576/PNQ	Small			Other Min	16-May-18	The Shed, Burford Farm, Redwall Lane	Linton, Maidstone, Kent, ME17 4BD	FARMING:	RESIDENTIAL:	0	573744	149120	Coxheath And Hunton	Linton CP	0.01	1			Phasing and delivery based on methodology	1		1					
18/500884	18/500884	Small			Full	11-May-18	Sunhill Farm, Stonestile Road	Headcorn, Ashford, Kent, TN27 9PG	FARMING:	RESIDENTIAL:	0	582329	145146	Headcorn	Headcorn CP	0.17	1			Phasing and delivery based on methodology	1		1					
18/501580/PN	18/501580/PNQ	Small			Other Min	07-Jun-18	The Implement Store, Burford Farm, Redwall Lane	Linton, Maidstone, Kent, ME17 4BD	FARMING:	RESIDENTIAL:	0	573729	149145	Coxheath And Hunton	Linton CP	0.02	1			Phasing and delivery based on methodology	1		1					
18/501566/PN	18/501566/PNQ	Small			Other Min	04-Jun-18	The Barn At, Knowle Hill Farm, Knowle Hill	Ulcombe, Maidstone, Kent, ME17 1ES	FARMING:	RESIDENTIAL:	0	585883	149262	Headcorn	Ulcombe CP	0.03	1			Phasing and delivery based on methodology	1		1					
18/501225	18/501225	Small			Full	11-May-18	Land rear of, 2 and 3 Lansdowne Avenue	Maidstone, Kent, ME15 9DJ	RESIDENTIAL	RESIDENTIAL:	0	577540	152695	Park Wood		0.04	1			Phasing and delivery based on methodology	1		1					
18/502881/PN	18/502881/PNQ	Small			Other Maj	24-Jul-18	Westerhill Barn, Westerhill Road	Coxheath, Kent, ME17 4BS	FARMING:	RESIDENTIAL:	0	574063	150720	Coxheath And Hunton	Coxheath CP	0.01	1			Phasing and delivery based on methodology	1		1					
18/502473	19/505149/FUUU	Small			Full	21-Jan-20	Hill Farm Barn Lenham Road	Maidstone Kent ME17 1LT	FARMING:	RESIDENTIAL:	0	585082	150322	Headcorn	Ulcombe CP	0.05	1			Phasing and delivery based on methodology, site under construction	1	1						



18/502473	18/502473	Small			Full	23-Jul-18	Hill Farm Barn, Lenham Road Land Between 65 And 66 Queen Elizabeth Square	Ulcombe, Kent, ME17 1LT	FARMING: RESIDENTIAL:	0	585082	150322	Headcorn	Ulcombe CP	0.05	1			Phasing and delivery based on methodology	1	1			
18/502111	18/502111	Small			Full	09-Jul-18	Land Between 63 And 64 Queen Elizabeth Square	Maidstone, Kent, ME15 9DA	RESIDENTIAL: RESIDENTIAL:	0	577615	152859	Park Wood		0.03	1			Phasing and delivery based on methodology	1	1			
18/502110	18/502110	Small			Full	09-Jul-18	Land Between 63 And 64 Queen Elizabeth Square	Maidstone, Kent, ME15 9DA	RESIDENTIAL: RESIDENTIAL:	0	577596	152834	Park Wood		0.04	1			Phasing and delivery based on methodology	1	1			
16/505813	16/505813	Small			Full	16-Jul-18	Linton House, 12 Linton Road	Loose, ME15 0AD	RESIDENTIAL: RESIDENTIAL:	0	575856	151920	Loose	Loose CP	0.12	1			Phasing and delivery based on methodology, site under construction	1	1			
18/502206	18/502206	Small			Full	09-Aug-18	Land At Nettleslead Green House, Maidstone Road	Nettleslead, Maidstone, Kent, ME18 5HE	RECREATION: RESIDENTIAL:	100	568183	151186	Marden And Yalding	Nettleslead CP	1.35	1			Phasing and delivery based on methodology	1		1		
18/503318	18/503318	Small			Full	22-Aug-18	Ivy Farm, Lidsing Road	Lidsing, Kent, ME7 3NL	RESIDENTIAL: RESIDENTIAL:	100	578687	162268	Boxley	Boxley CP	0.02	1			Phasing and delivery based on methodology	1		1		
18/503684/LD	18/505820/FULL	Small			Full	15-Jan-19	Oak Tree Farm, Love Lane	Headcorn, Kent, TN27 9HL	FARMING: RESIDENTIAL:	0	586120	144127	Headcorn	Headcorn CP	0.01	1			Phasing and delivery based on methodology	1		1		
18/503306	18/503306	Small			Full	22-Aug-18	Land Rear To, 422 Loose Road	Maidstone, ME15 9TU	EMPLOYMENT: RESIDENTIAL:	0	576449	153437	South		0.03	1			Phasing and delivery based on methodology, site under construction	1	1			
18/503881	18/503881	Small			Full	17-Sep-18	34 Hatherall Road	Maidstone, Kent, ME14 5HF	RESIDENTIAL: RESIDENTIAL:	100	576806	156608	East		0.13	2	1		Phasing and delivery based on methodology	1		1		
18/503218	18/503218	Small			Full	14-Sep-18	Bydews Place, Farleigh Hill	Tovil, Maidstone, Kent, ME15 0JB	FARMING: RESIDENTIAL:	0	574840	154295	South	Tovil CP	0.23	1			Phasing and delivery based on methodology, site under construction	1	1			
18/502042/PN	19/506239/FULL	Small			Full	17-Feb-20	The Hopping Farm Brandenburg Farm Haviker Street Collier Street	Tonbridge Kent TN12 9RH	FARMING: RESIDENTIAL:	0	572102	146525	Marden And Yalding	Collier Street CP	0.04	1			Phasing and delivery based on methodology	1		1		
18/504426	18/504426	Small			Outline	13-Nov-18	Land Adj To Red Roof, Boxley Road	Walderslade, Chatham, Kent, ME5 9JG	RESIDENTIAL: RESIDENTIAL:	0	577036	161915	Boxley		0.08	1			Phasing and delivery based on methodology	1			1	
17/503690	17/503690	Small			Full	26-Nov-18	17 Bell Lane	Staplehurst, Kent, TN12 0BB	RESIDENTIAL: RESIDENTIAL:	0	578346	143029	Staplehurst	Staplehurst CP	0.2	1			Phasing and delivery based on methodology, site under construction	1	1			
18/504928/PN	18/504928/PNG	Small			Other Min	22-Nov-18	Roselands Farm, Crumps Lane The Barn At The East House, Green Hill	Ulcombe, Kent, ME17 1EX	FARMING: RESIDENTIAL:	0	584443	147404	Headcorn	Ulcombe CP	0.03	1			Phasing and delivery based on methodology	1		1		
18/503888	18/503888	Small			Full	29-Nov-18	Hillfield House, Scragged Oak Road	Otham, Kent, ME15 8RR	FARMING: RESIDENTIAL:	0	579863	153970	Downswood And Otham	Otham CP	0.02	1			Phasing and delivery based on methodology	1		1		
18/505199	18/505199	Small			Full	05-Dec-18	Hillfield House, Scragged Oak Road	Detling, Kent, ME14 3HB	ACCOMMODATION: RESIDENTIAL:	100	579970	159068	Detling And Thurnham	Detling CP	0.21	1			Phasing and delivery based on methodology	1			1	
18/505199	19/506259/FULL	Small			Full	06-Mar-20	Hillfield House Scragged Oak Road Detling	Maidstone Kent ME14 3HB	ACCOMMODATION: RESIDENTIAL:	100			Detling And Thurnham	Detling CP	0.21	1			Phasing and delivery based on methodology	1			1	
18/504280	18/504280	Small			Full	06-Dec-18	6 Moncktons Drive	Maidstone, Kent, ME14 2QD	RESIDENTIAL: RESIDENTIAL:	0	575401	157077	North		0.06	1			Phasing and delivery based on methodology	1		1		
18/505464	18/501441	Small			Full	18-Jun-19	74 London Road	Maidstone, Kent, ME16 0OT	RESIDENTIAL: RESIDENTIAL:	100	575069	156074	Bridge		0.02	1			Phasing and delivery based on methodology	1			1	
18/505459	18/505459	Small			Full	04-Jan-19	Land Rear Of 335, Queens Road	Maidstone, Kent, ME16 0ER	RESIDENTIAL: RESIDENTIAL:	0	574779	156132	Bridge		0.07	1			Phasing and delivery based on methodology	1		1		
17/505255	17/505255	Large			Full	11-Jan-19	La Rochelle, Church Lane	Harrietsham, Kent, ME17 1BG	RESIDENTIAL: RESIDENTIAL:	100	587486	152725	Harrietsham And Lenham	Harrietsham CP	0.23	1	5	1	Phasing and delivery based on methodology, site under construction	1	1			
18/505580/PN	18/505580/PNG	Small			Other Min	21-Dec-18	Little Jubilee Farm, Stickfast Lane	Ulcombe, Kent, ME17 1HA	FARMING: RESIDENTIAL:	0	584261	147513	Headcorn	Ulcombe CP	0.38	1			Phasing and delivery based on methodology, site under construction	1	1			
18/505824	18/505824	Small			Full	10-Jan-19	Anne Road	Maidstone, ME14 1HB	RESIDENTIAL: RESIDENTIAL:	100	576498	155830	High Street		0.05	1			Phasing and delivery based on methodology	1			1	
18/505576/PN	18/505576/PNP	Small			Other Min	20-Dec-18	Oakhurst, Stilebridge Lane	Marden, Tonbridge, Kent, TN12 9BA	EMPLOYMENT: RESIDENTIAL:	100	575408	147477	Marden And Yalding	Marden CP	0.1	1			Phasing and delivery based on methodology	1			1	
18/505896	18/505896	Small			Full	07-Feb-19	Boarley Farm, Boarley Lane	Sandling, Kent, ME14 3BS	RECREATION: RESIDENTIAL:	100	576209	159461	Boxley	Boxley CP	0.12	1			Phasing and delivery based on methodology, site under construction	1	1			
18/505555	18/505555	Small			Full	01-Feb-19	The Black Horse Inn, Pilgrims Way	Thurnham, Maidstone, Kent, ME14 3LD	RETAIL: RESIDENTIAL:	100	580651	157867	Detling And Thurnham	Thurnham CP	0.77	1			Phasing and delivery based on methodology	1			1	
18/506050	18/506050	Small			Full	01-Feb-19	100 Hastings Road	Maidstone, Kent, ME15 7SR	RESIDENTIAL: RESIDENTIAL:	100	576553	155092	High Street		0.07	1			Phasing and delivery based on methodology, site under construction	1	1			
18/505705/PN	18/505705/PNG	Small			Other Min	31-Jan-19	Peckham Farm, Ulcombe Road	Headcorn, Kent, TN27 9JX	FARMING: RESIDENTIAL:	0	584003	146124	Headcorn	Ulcombe CP	0.03	1			Phasing and delivery based on methodology	1			1	
18/505963/PN	18/505963/PNN	Small			Other Min	31-Jan-19	85 Upper Stone Street	Maidstone, Kent, ME15 6HE	RETAIL: RESIDENTIAL:	100	576355	155167	High Street	Boughton Monchelsea CP	0.01	1			Phasing and delivery based on methodology, site under construction	1	1			
18/506368/PN	18/506368/PNG	Small			Other Min	27-Feb-19	The Grain Store, Chaney Court Farm, Chart Hill Road	Staplehurst, Kent, TN12 0RW	FARMING: RESIDENTIAL:	0	578392	146923	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea CP	0.02	1			Phasing and delivery based on methodology	1			1	
18/506686/PN	20/500140/FULL	Small			Full	16-Mar-20	Abbey Court Farm Lidsing Road	Gillingham Kent ME7 3NL	FARMING: RESIDENTIAL:	0			Boxley	Boxley CP	0.01	1			Phasing and delivery based on methodology	1			1	
18/503410	18/503410	Small			Full	04-Mar-19	130 Upper Fant Road	Maidstone, Kent, ME16 8BU	RESIDENTIAL: RESIDENTIAL:	100	574835	155038	Fant		0.03	1			Phasing and delivery based on methodology	1			1	
18/506696	18/506696	Small			Full	07-Mar-19	50 Gabriels Hill	Maidstone, Kent, ME15 6JL	EMPLOYMENT: RESIDENTIAL:	100	576163	155639	High Street		0.01	1			Phasing and delivery based on methodology, site under construction	1	1			
19/500021/PN	19/500021/PNG	Small			Other Min	04-Mar-19	Newhaven Farm, Grave Lane	Staplehurst, Kent, TN12 0JP	FARMING: RESIDENTIAL:	0	577475	145239	Staplehurst	Staplehurst CP	0.03	1			Phasing and delivery based on methodology	1			1	
19/500169	19/500169	Small			Full	13-Mar-19	10 Tonbridge Road	Barming, Kent, ME16 9NH	RESIDENTIAL: RESIDENTIAL:	100	572154	154544	Barming	Barming CP	0.07	1			Phasing and delivery based on methodology	1			1	
18/506630	18/506630	Small			Full	27-Mar-19	Hawthorn Cottage, Dunn Street	Bredhurst, Kent, ME7 3NB	RESIDENTIAL: RESIDENTIAL:	100			Boxley	Bredhurst CP	0.08	2	1		Phasing and delivery based on methodology	1			1	
19/500297/PN	19/500297/PNG	Small			Other Min	18-Mar-19	Deanway, Dean Street	East Farleigh, ME15 0PT	FARMING: RESIDENTIAL:	0	573968	152058	Coxheath And Hunton	East Farleigh CP	0.05	1			Phasing and delivery based on methodology	1			1	
19/500270	19/500270	Small			Full	20-Mar-19	Land West Of, Croquet Lawn, The Street	Detling, Kent, ME14 3JU	RESIDENTIAL: RESIDENTIAL:	0	579385	158094	Detling And Thurnham	Detling CP	0.09	1			Phasing and delivery based on methodology, site under construction	1	1			
18/506485	18/506485	Small			Full	28-Mar-19	Cattle Shed, Bletchenden Farm, Bletchenden Road	Headcorn, Kent, TN27 9JB	FARMING: RESIDENTIAL:	0	583777	143028	Headcorn	Headcorn CP	0.3	1			Phasing and delivery based on methodology	1			1	

18/506578	19/504561/FULI	Small				Full	07-Nov-19	Aydhurst Farm Oast, Marden Road	Staplehurst, Kent, TN12 0PD	RESIDENTIA	RESIDENTIAL:	0	577932	143478	Staplehurst t CP	0.25	1		Phasing and delivery based on methodology	1	1						
19/500626	19/500626					Full	03-Apr-19	Springfield, Roundwell	Bearsted, Kent, ME14 4HN	RESIDENTIA	RESIDENTIAL:	0	580726	155533	Bearsted CP	0.07	1		Phasing and delivery based on methodology, site under construction	1	1						
19/500147	19/500147	Small				Full	03-Apr-19	137 Hockers Lane	Thurnham, Kent, ME14 5JY	RESIDENTIA	RESIDENTIAL:	0	578933	156619	Detling And Thurnham CP	0.07	1		Phasing and delivery based on methodology	1	1						
19/500506	19/500506	Small				Full	03-Apr-19	Land & Building Adj To Little Pivington Farm, Hubbards Hill	Lenham, Kent, ME17 2EJ	FARMING:	RESIDENTIAL:	0	592169	152865	Harrietsham And Lenham	Lenham CP	0.1	1		Phasing and delivery based on methodology, site under construction	1	1					
19/500248	19/500248	Small				Full	12-Apr-19	The Vicarage, Old Ashford Road	Lenham, Kent, ME17 2PX	RESIDENTIA	RESIDENTIAL:	100	590047	152142	Harrietsham And Lenham	Lenham CP	0.09	1		Phasing and delivery based on methodology	1			1			
19/500998/PN	19/500998/PNQ	Small				Other Min	26-Apr-19	Little Grigg Farm Barns (Barn 5)	Headcorn, Kent, TN27 9LT	FARMING:	RESIDENTIAL:	0	585498	145064	Headcorn CP	0.02	1		Phasing and delivery based on methodology, site under construction	1	1						
19/500997/PN	19/500997/PNQ	Small				Other Min	26-Apr-19	Little Grigg Farm Barns (Barn 4)	Headcorn, Kent, TN27 9LT	FARMING:	RESIDENTIAL:	0	585494	145095	Headcorn CP	0.02	1		Phasing and delivery based on methodology, site under construction	1	1						
19/501095	19/501095	Small				Full	23-Apr-19	1 And 2 Widehurst Cottages, Thorn Road	Marden, Kent, TN12 9LL	RESIDENTIA	RESIDENTIAL:	100	575719	143159	Marden And Yalding	Marden CP	0.48	1	1	Phasing and delivery based on methodology, site under construction	1	1					
19/500711/PN	19/500711/PNQ	Small				Other Min	16-Apr-19	Cherry Hill, Maidstone Road	Nettlestead, Kent, ME18 5HE	FARMING:	RESIDENTIAL:	0	568174	151015	Marden And Yalding	Nettlestead CP	0.02	1		Phasing and delivery based on methodology	1			1			
19/500682	19/500682	Small				Full	06-May-19	Green Court, The Street	Bredhurst, ME17 3JY	RESIDENTIA	RESIDENTIAL:	0	579558	162302	Boxley	Bredhurst CP	0.05	1		Phasing and delivery based on methodology, site under construction	1	1					
19/500932/PN	19/500932/PNW	Small				Other Min	13-May-19	45 Bower Place	Maidstone, Kent, ME16 8BG	RETAIL: SH	RESIDENTIAL:	100	575173	155163	Fant		0.01	1		Phasing and delivery based on methodology, site under construction	1	1					
19/500221	19/504480/FULI	Small				Full	12-Nov-19	Hollyrood, Heath Road	Boughton Monchelsea Kent ME17 4NP	RESIDENTIA	RESIDENTIAL:	0	575482	150888	Loose	Loose CP	0.11	1		Phasing and delivery based on methodology	1	1					
19/500590/PN	19/500590/PNQ	Small				Other Min	03-May-19	Land Adjacent To Howland Road	Marden, Kent, TN12 9LF	FARMING:	RESIDENTIAL:	0	575906	144555	Marden And Yalding	Marden CP	0.25	1		Phasing and delivery based on methodology	1	1					
19/500694	19/500694	Small				Full	23-May-19	The Works, Farleigh Bridge	East Farleigh, Kent, ME16 9NB	EMPLOYME	RESIDENTIAL:	100	573452	153562	Barming	Barming CP	0.04	1		Phasing and delivery based on methodology	1			1			
19/501559/PN	19/501559/PNQ	Small				Other Min	21-May-19	Boughton Mount Farm, Cliff Hill	Boughton Monchelsea, Kent, ME17 4NB	EMPLOYME	RESIDENTIAL:	100	577245	152134	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea a CP	0.01	1		Phasing and delivery based on methodology	1			1			
19/501536	19/501536	Small				Full	21-May-19	Wierton Hall Farm, East Hall Hill	Boughton Monchelsea, Kent, ME17 4JU	RESIDENTIA	RESIDENTIAL:	100	578496	149928	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea a CP	0.48	1		Phasing and delivery based on methodology	1			1			
19/500914	19/500914	Small				Full	22-May-19	7 Rectory Lane	Harrietsham, Kent, ME17 1HP	RESIDENTIA	RESIDENTIAL:	100	587253	152454	Harrietsham And Lenham	Harrietsham m CP	0.08	1		Phasing and delivery based on methodology	1			1			
19/503343/FULI	19/503343/FULI	Large				Full	02-Sep-19	51 Florence Road	Maidstone, Kent, ME16 8EL	RESIDENTIA	RESIDENTIAL:	0	575472	155122	Fant		0.02	1		Phasing and delivery based on methodology	1	1					
19/501787	19/501787	Small				Full	13-Jun-19	Heinz Orchard Farm, Wierton Hill	Boughton Monchelsea, Kent, ME17 4JS	FARMING:	RESIDENTIAL:	0	577976	149963	Boughton Monchelsea And Chart Sutton	Boughton Monchelsea a CP	0.08	1		Phasing and delivery based on methodology	1	1					
19/502240/PN	19/505241/FULI	Small				Full	17-Dec-19	Cuckoo Farm, Wilsons Lane	East Farleigh Kent ME15 0LU	FARMING:	RESIDENTIAL:	0	573184	152049	Coxheath And Hunton	East Farleigh CP	0.01	1		Phasing and delivery based on methodology	1	1					
19/502269/PN	19/502269/PNQ	Small				Other Min	26-Jun-19	Agricultural Building At Church Farm, Ulcombe Hill	Ulcombe, Kent	FARMING:	RESIDENTIAL:	0	584552	149770	Headcorn	Ulcombe CP	0.12	1		Phasing and delivery based on methodology	1	1					
18/501680	18/501680	Small				Full	17-jun-19	Land At Rawdon Road Rear Of 48 & 50, Campbell Road	Maidstone, Kent, ME15 6QB	RESIDENTIA	RESIDENTIAL:	0	576290	155052	High Street		0.02	1		Phasing and delivery based on methodology, site under construction	1	1					
19/502487/FULI	19/502487/FULI	Small				Full	09-Jul-19	515 Tonbridge Road Maidstone	Kent ME16 9LH	RESIDENTIA	RESIDENTIAL:	100	573521	154898	Fant		0.02	1		Phasing and delivery based on methodology, site under construction	1	1					
19/502503/PN	19/502503/PNQ	Small				Other Min	18-Jul-19	The Dutch Barn Little Luckhurst Farm	Love Lane Headcorn Kent TN27 9HL	FARMING:	RESIDENTIAL:	0	585920	144309	Headcorn	Headcorn CP	0.08	1		Phasing and delivery based on methodology	1	1					
19/502346/OU	19/506371/REM	Small				Reserved	26-Feb-20	Nemorosa Maidstone Road Sutton Valence	Maidstone Kent ME17 3LS	RESIDENTIA	RESIDENTIAL:	0	581027	150746	Sutton Valence And Langley	Sutton Valence CP	0.06	1		Phasing and delivery based on methodology	1	1					
19/503026/OU	19/503026/OUT	Small				Outline	09-Aug-19	Land Adjacent To 2 Beckenham Drive	Maidstone Kent ME16 0TG	RESIDENTIA	RESIDENTIAL:	0	574729	157154	Allington		0.02	1		Phasing and delivery based on methodology	1			1			
19/503174/FULI	19/503174/FULI	Small				Full	13-Aug-19	Lyerwood Farm Oast Green Lane Boughton Monchelsea	Maidstone Kent ME17 4LD	FARMING:	RESIDENTIAL:	0	577089	151352	Boughton Monchelsea And Chart Sutton		0.02	1		Phasing and delivery based on methodology	1	1					
19/502982/PN	19/502982/PNQ	Small				Other Maj	23-Aug-19	Unit 4 Pinkhorn Green Farm Tattlebury Lane Headcorn	Ashford Kent TN27 9JU	FARMING:	RESIDENTIAL:	0	582728	145627	Headcorn		0.03	1		Phasing and delivery based on methodology	1	1					
19/502338/PN	19/502338/PNQ	Small				Other Maj	15-Aug-19	Willow Barn Little Cheveney Sheephurst Lane		FARMING:	RESIDENTIAL:	0			Marden And Yalding		0.02	1		Phasing and delivery based on methodology	1	1					
18/505541/FULI	18/505541/FULI	Small				Full	07-Aug-19	Land Opposite St Anns Chapel Lane	Thurnham Kent ME14 4PF	FARMING:	RESIDENTIAL:	0	579358	156305	Detling And Thurnham		0.18	1		Phasing and delivery based on methodology	1	1					
19/502766/PN	19/502766/PNQ	Small				Other Maj	07-Aug-19	Little Grigg Farm Barns (Barn 2)	Ashford Kent TN27 9LT	FARMING:	RESIDENTIAL:	0	585458	145080	Headcorn		0.04	1		Phasing and delivery based on methodology, site under construction	1	1					
19/502989/PN	19/502989/PNQ	Small				Other Maj	20-Aug-19	Building At Beech Depot Sheephurst Lane	Marden Kent TN12 9NU	EMPLOYME	RESIDENTIAL:	100	573591	143173	Marden And Yalding		0.1	1		Phasing and delivery based on methodology	1			1			
19/502765/FULI	19/502765/FULI	Small				Full	13-Aug-19	16 Ringlestone Crescent	Maidstone Kent ME14 2NE	RESIDENTIA	RESIDENTIAL:	0	575609	157728	North		0.04	1		Phasing and delivery based on methodology	1	1					
19/505341/FULI	19/505341/FULI	Small				Full	23-Dec-19	Kings Oak Farm Crumps Lane Lavender Cottage Bearsted Road	Ulcombe Kent ME17 1EU	FARMING:	RESIDENTIAL:	0	585142	147541	Headcorn	Ulcombe CP	0.04	1		Phasing and delivery based on methodology	1	1					
19/503191/OU	19/503191/OUT	Small				Outline	16-Sep-19		Weaving ME14 5LD	RESIDENTIA	RESIDENTIAL:	100	578683	156576	Boxley	Boxley CP	0.13	1		Phasing and delivery based on methodology	1			1			
19/500469/FULI	19/500469/FULI	Small				Full	02-Sep-19	Land Adjacent To Hazeldene Dean Street	East Farleigh ME15 0PS	EMPLOYME	RESIDENTIAL:	0	574038	152112	Coxheath And Hunton	East Farleigh CP	0.02	1		Phasing and delivery based on methodology	1	1					
19/503832/FULI	19/503832/FULI	Small				Full	25-Sep-19	4 Heathfield Bungalows Rose Lane Lenham Heath	Maidstone Kent ME17 2JR	RESIDENTIA	RESIDENTIAL:	100	591830	150090	Harrietsham And Lenham	Lenham CP	0.06	1		Phasing and delivery based on methodology, site under construction	1	1					

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# **Housing Land Supply Update Analysis Paper**

1 April 2020

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## **1.0 Overview**

The purpose of this paper is to: provide detail on the components that contribute towards the Council's 5-year housing land supply at 1 April 2020; report on the Council's 20-year housing land supply progress; and to demonstrate the Council's performance against national requirements including the Housing Delivery Test (HDT).

Summary of the Council's Housing Land Supply 2019/20 include:

- At 1 April 2020 the Council can demonstrate 6.1 years' worth of deliverable housing sites against the Local Plan housing target of 17,660 dwellings.
- The 5-year housing land supply is made up of detailed planning consents (89%), outline planning consents (5%), allocated sites with planning consent pending (1%), allocated sites with no consent (1%) and a small sites (1-4 units) windfall allowance of (4%).
- The 20-year supply position has a surplus of 1,566 dwellings measured against the housing target of 17,660 dwellings.
- There were 1,304 dwellings (net) completed during the monitoring year 2019/20, bringing the total completed dwellings for the Local Plan period to 7,741.
- Work has commenced on sites totalling 3,705 dwellings at 1 April 2020, and this indicates that good progression is expected on dwelling completions during 2020/21.
- In 2019/20 more units were completed on greenfield rather than brownfield sites; and,
- Maidstone's has a 141% result measured against the Housing Delivery Test.

## **2.0 Housing Land Supply**

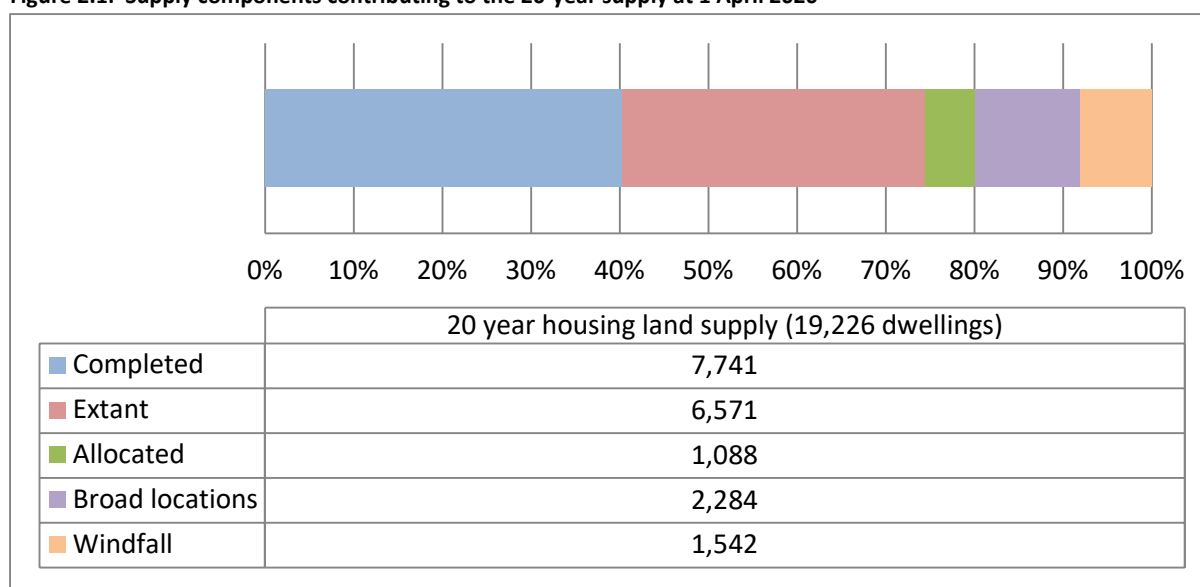
As at 1<sup>st</sup> April 2020 the Council has a 20-year housing land supply of 19,226 dwellings, which exceeds the Local Plan housing target of 17,660 by 1,566 dwellings. This is a considerable improvement on the position published after the Local Plan inspector issued his 'Interim Findings from the Examination of the Maidstone Borough Local Plan' on 22 December 2016 (examination document reference ED110) of -85 dwellings. The improvement can be attributed to intensification of dwellings on sites allocated within the Local Plan, sustained levels of windfall planning permissions, and a revised windfall allowance that takes account of changes to national policy to include all sites not identified through the Local Plan, rather than just brownfield sites.

Good progress has been made by the Council towards meeting the 20-year housing delivery target, with 7,741 dwellings (44%) complete against the Local Plan housing target. Table 2.1 and Figure 2.1 demonstrate the components that contribute towards the 20-year housing supply. Appendix 1 provides a list of the itemised sites that contribute to the 20-year supply, including their estimated phasing and delivery.

**Table 2.1: 20-year housing land supply 1 April 2011 to 31 March 2031**

		<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Local Plan housing target		17,660
2	Completed dwellings 1 April 2011 to 31 March 2020	7,741	
3	Extant planning permissions as at 1 April 2020 (including a 5% non-implementation discount)	6,571	
4	Local Plan allocated sites (balance of Local Plan allocations not included in line 3 above)	1,088	
5	Local Plan broad locations for future housing development	2,284	
6	Windfall sites contribution	1,542	
7	Total housing land supply		19,226
8	<b>Housing land supply surplus 2011-2031</b>		<b>1,566</b>

**Figure 2.1: Supply components contributing to the 20-year supply at 1 April 2020**



### 3.0 Completed dwellings

There were 1,304 dwellings (net) completed during the monitoring year 2019/20, bringing the total completed dwellings to 7,741 for the plan period. The sustained high delivery rate has helped the Council make excellent progress towards meeting its under supply from earlier years of the plan (Figure 3.1). Through the use of the 'Maidstone Hybrid' approach endorsed through the Local Plan 2017 examination, the remaining under supply of 206 dwellings will be split over the next 6 monitoring years.

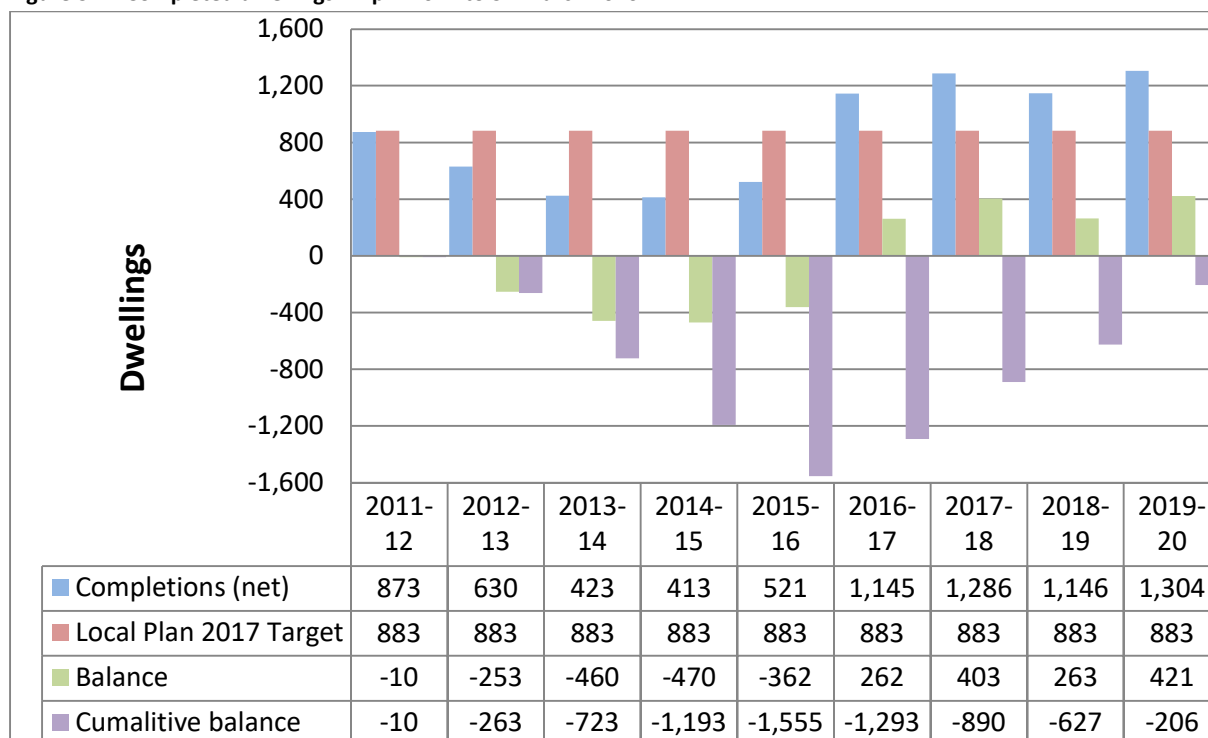
Delivery of sites allocated within the Local Plan 2017 has led to an increase in the number of dwellings built on greenfield land, and 2019/20 saw completions on greenfield sites exceed those completed on brownfield sites (Figure 3.2).



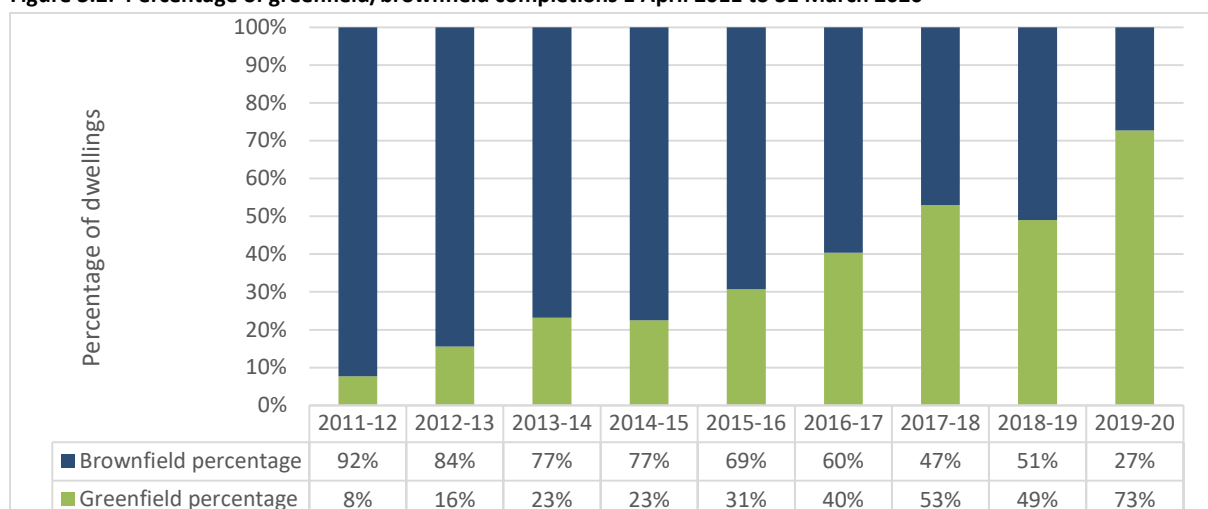
New build dwellings made the most significant contribution to completions within Maidstone during 2019/20. Dwellings from conversions of existing buildings contributed to 12% of all completions (Figure 3.3).

Small sites (1 to 4 dwellings) continue to make a positive contribution to the Housing Land Supply and the local economy. There were 111 small sites that contributed 141 completed dwellings during the monitoring year 2019/20. During the Local Plan period small sites have contributed to 14% of all completions (Table 3.1). Appendix 2 lists the itemised sites that have contributed to the completed dwellings during the monitoring year 2019/20.

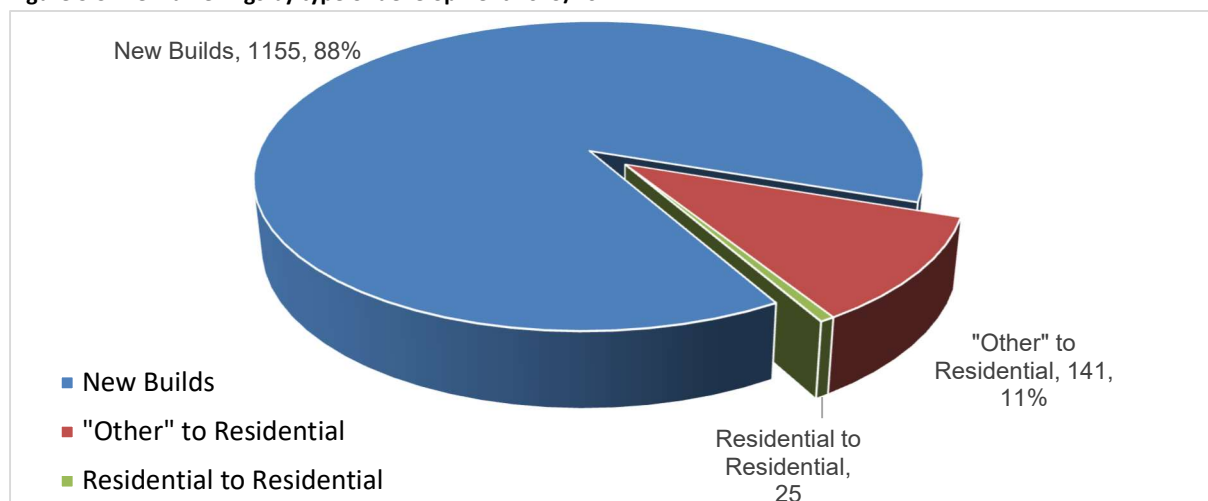
**Figure 3.1: Completed dwellings 1 April 2011 to 31 March 2020**



**Figure 3.2: Percentage of greenfield/brownfield completions 1 April 2011 to 31 March 2020**



**Figure 3.3: New dwellings by type of development 2019/20**



**Table 3.1: Small sites contribution to completed dwellings**

	Small sites	Large sites	Total	% Small sites
2011/12	96	777	873	11%
2012/13	104	526	630	17%
2013/14	103	320	423	24%
2014/15	58	355	413	14%
2015/16	126	395	521	24%
2016/17	130	1,015	1,145	11%
2017/18	153	1,133	1,286	12%
2018/19	178	968	1,146	16%
2019/20	141	1163	1,304	11%
<b>Average</b>	<b>121</b>	<b>739</b>	<b>860</b>	<b>14%</b>

#### 4.0 Housing Delivery Test

The Council continues to perform extremely well against the Housing Delivery Test. The Council's completion performance over the last three years measured against the test is 141%, and this results in the application of a 5% buffer to our 5-year housing land supply calculation; a position that will be confirmed by MHCLG in November 2020 (Table 4.1). Figure 4.1 illustrates the significantly strong position of the Council's performance against the various consequences contained within the Housing delivery Test. Further, projected completions as set out in the Itemised Housing Land Supply (Appendix 1) demonstrate that the Council anticipates continued strong performance against the Housing Delivery Test in forthcoming years (Figure 4.2).

Table 4.1: Maidstone's performance against the HDT November 2020

	Completed dwellings	Local Plan 2017	Difference	Percentage of target
2017/18	1,286	883	403	
2018/19	1,146	883	263	
2019/20	1,304	883	411	
<b>Total</b>	<b>3,736</b>	<b>2,649</b>	<b>1,087</b>	<b>141%</b>

Figure 4.1: Maidstone's completed dwellings measured against HDT

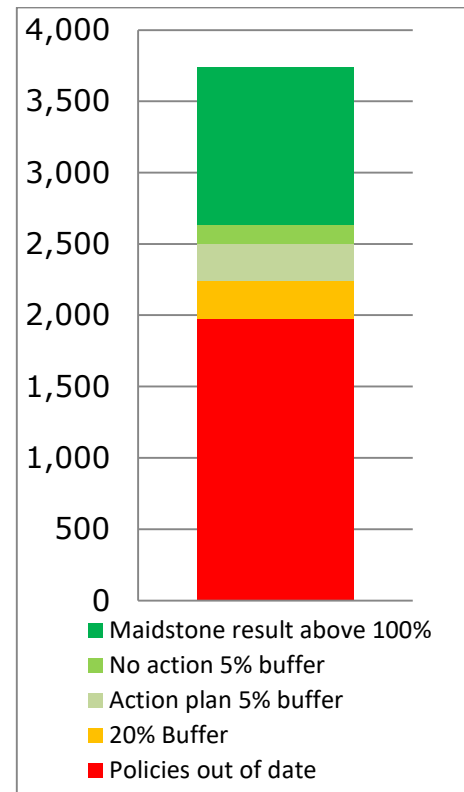
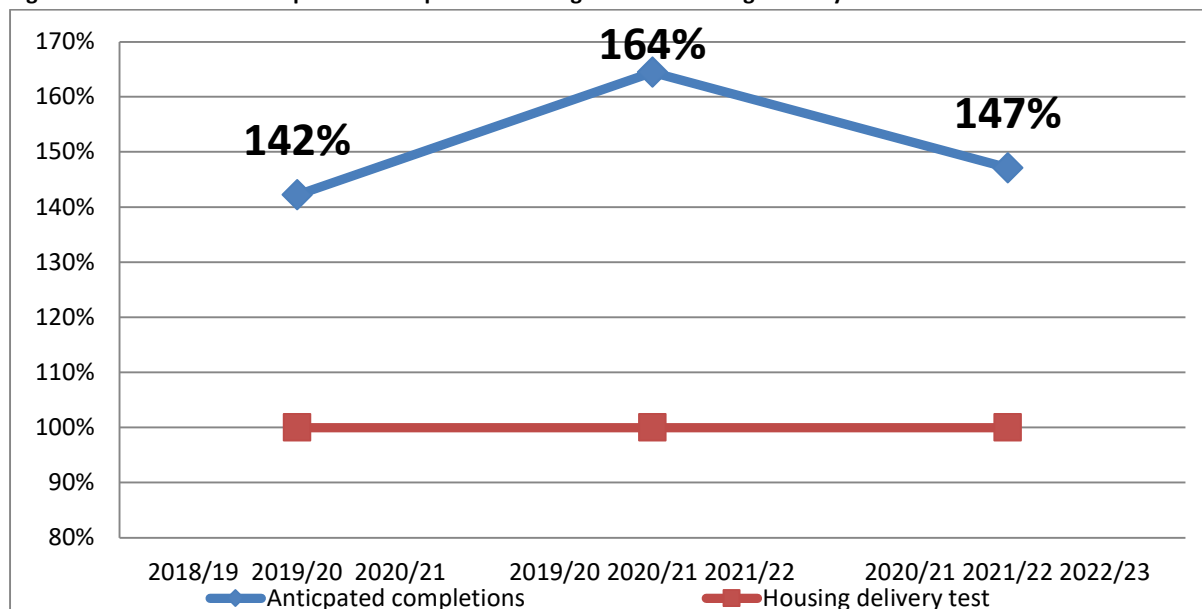


Figure 4.2: Maidstone anticipated future performance against the Housing Delivery Test

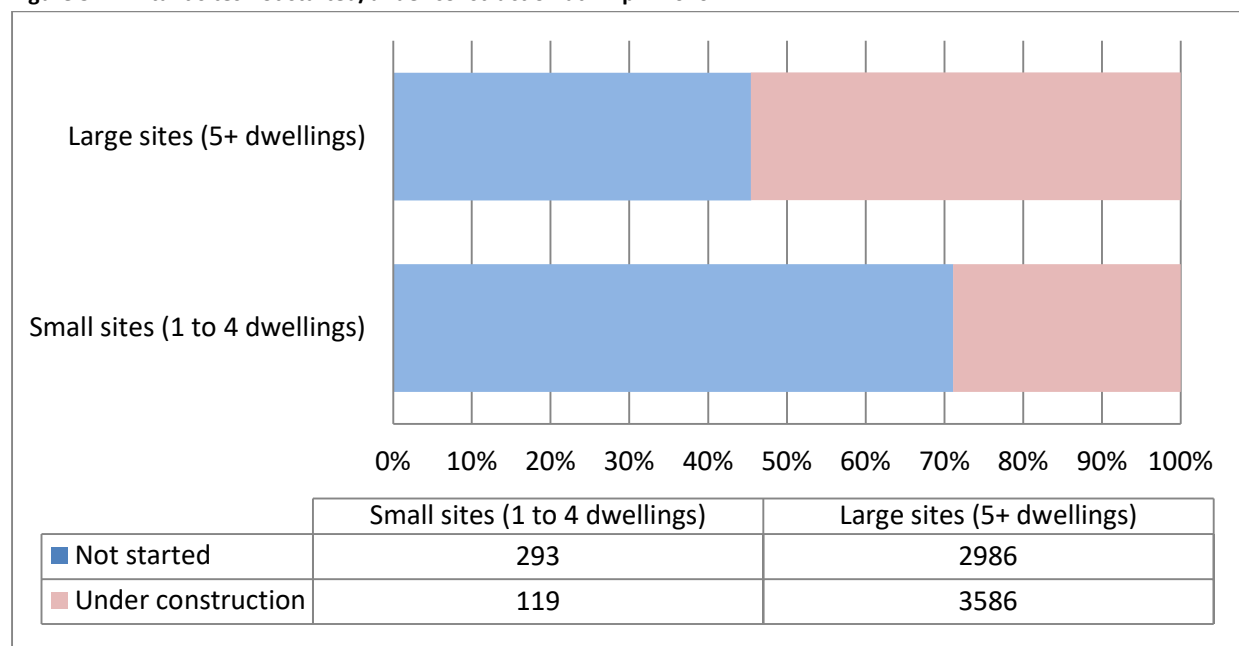


## 5.0 Extant supply

The extant supply includes all current planning permissions that contribute towards the 20-year Housing Land Supply (Figure 5.1). The extant supply position is inclusive of a 5% non-implementation discount (Section 6.0).

As at 1 April 2020, work had commenced on sites with a total permission for 3,705 dwellings. This indicates that good progression will be expected towards dwelling completions during 2020/21.

**Figure 5.1: Extant sites not started/under construction at 1 April 2020**



## 6.0 Non-implementation

The trend of a low expiry rate of planning permissions for new dwellings within Maidstone continues. The average rate over the last 12 years stands at 2.1%. The Council will continue to maintain its approach as endorsed through the Local Plan 2017 examination, of applying a 5% discount to the extant supply for the potential non-implementation over the next monitoring year. The 5% discount to extant planning permissions within the Council's housing land supply has proven to be a robust approach, and over the last three monitoring years has been well in excess of actual expired permissions (Table 6.1).

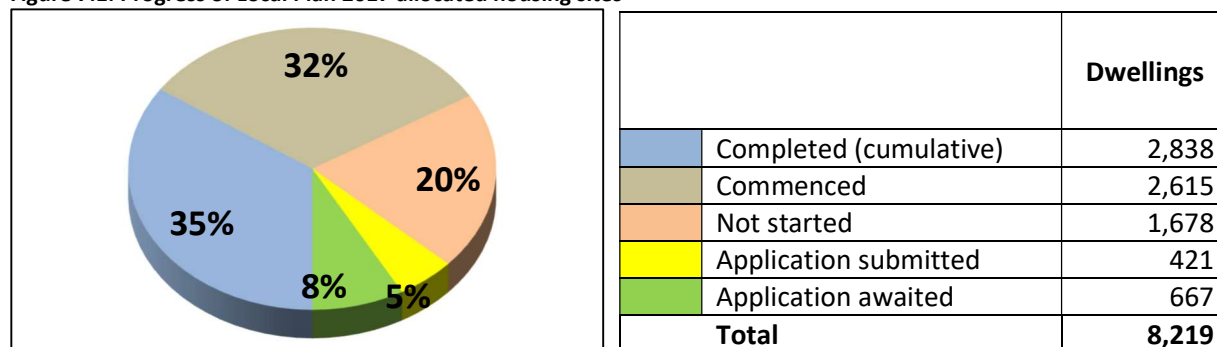
Table 6.1: Expired planning permissions/non-implementation allowance

Year	Dwellings (net)	Expired Dwellings (net)	% Expired Dwellings	Allowance Applied	Surplus / Deficit
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%	288	34
2017-18	7,012	76	1.1%	307	231
2018-19	7,904	167	2.1%	347	180
2019-20	8,090	46	0.6%	402	356
<b>Average</b>	<b>4,663</b>	<b>92</b>	<b>2.1%</b>	<b>336</b>	<b>200</b>

## 7.0 Progress of Local Plan Housing Allocations

Sites allocated within the Local Plan 2017 have continued to make excellent progress in gaining planning permissions. 35% of all dwellings on allocated sites have now been completed with a further 32% having commenced. There now remains just 13% of the allocated dwellings to gain planning consent (Figure 7.1).

Figure 7.1: Progress of Local Plan 2017 allocated housing sites

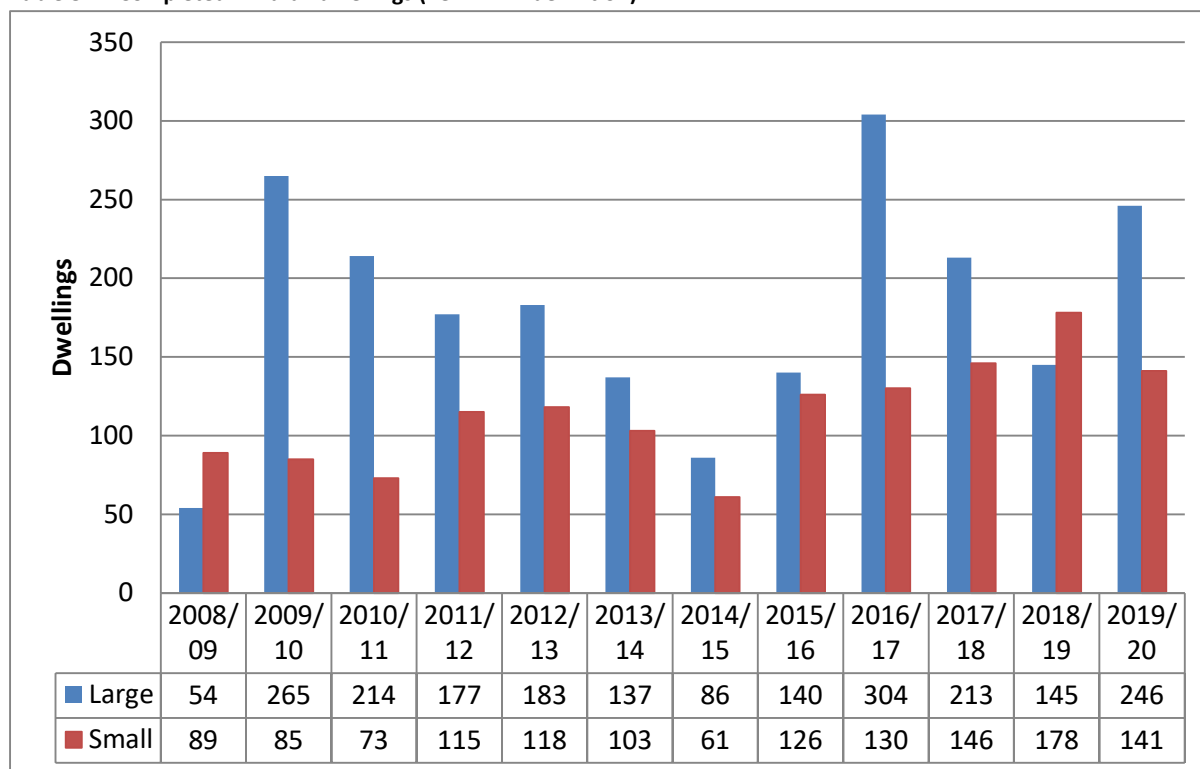


## 8.0 Windfall sites contribution

The increase in completed dwellings since 2016/17, and national policy redefinition of a windfall site from a previously developed site not identified through the local plan, to any site not identified has had a significant impact on the sites that contribute towards the windfall allowance. Table 8.1 illustrates that small sites now make a significant contribution to the windfall gains.

The resultant increase in completed windfall dwellings, has led to an increase in the small sites windfall contribution to 114 dwellings per annum. The contribution from the large sites windfall allowance has remained the same as the previous monitoring year, and is 90 dwellings per annum between the years 2024/25 to 2028/29 and 180 dwellings per annum between the years 2029/30 to 2030/31 (Appendix 1).

**Table 8.1: Completed windfall dwellings (new NPPF definition)**



## 9.0 Housing Land Supply Forum

Following on from the previous three years, the 2020 forum was held in July to help inform the housing land supply by reviewing our assumptions on site phasing and delivery/build out rates, as well as providing more general industry-wide insight into the immediate and possible future effects of Brexit and Covid-19.

The Forum consisted of officers from the Council, planning consultants and representatives from developers based in the local area. In advance of the Forum, participants were supplied with the Council's methodology for projecting expected site phasing and delivery rates, as endorsed by the Inspector at our Local Plan examination.

### Potential implications of Brexit and Covid-19

The general consensus from the Forum is that market demand is still good. This can be attributed to a combination of pent-up demand from over the lockdown period, plus the government's current stamp duty holiday incentive. There was also anecdotal evidence that the impact of Covid-19 has resulted in a shift in demand from people looking to move out of London, into the South East, as changing work and travel patterns allowed for greater freedom of location.

It was agreed by Forum members that sites where development had commenced would in all likelihood continue to be built out, albeit at a slower than previous rate given potential supply chain and workforce resource issues, as well as allowances for operating Covid-19 safe construction sites. Our average trend-based build out rate for large sites is 49 units per annum. The Forum agreed that 40 units per annum would be more realistic in the current climate. This 20% reduction has therefore been applied to delivery rates for sites of 50+ units, across years 1 to 5. This is a cautious approach but is considered to be robust in light of the uncertainties surrounding the 'new normal'. Similarly, this 20% reduction has been applied to sites delivering 25-49 units, taking the annual delivery rate on these sites down from 18 to 14 per annum, again across years 1 to 5. From year 6 onwards, the delivery/build out rates revert back to the trend-based averages as shown in table 11.2. On sites supplying fewer than 25 units, no reduction has been applied on the basis that these smaller sites are less likely to be affected to the same extent as the larger sites.

A recent appeal<sup>1</sup> from April 2020 references the potential impact of Covid-19 on an authority's five-year housing land supply position. Within this appeal, the Inspector accepts that it is reasonable for the effects to be felt for a 3 to 6 month period. On that basis, she reduced the Council's land supply figure by 50% over 4.5 months (the midway point between 3 to 6 months). The Inspector acknowledged that this might be an optimistic assessment, however it might equally be that a bounce back will occur once the crisis ends. Indeed, she considered it reasonable to surmise that housebuilders and their suppliers will be keen to rectify losses if it is possible to do so.

This appeal decision was given at the start of the lockdown phase in England, where there was no indication of when construction sites would reopen. Even in the few months since this decision was published, much has changed, with construction sites back up and running. Given that our approach has been to reduce the overall delivery rates across all sites above 25 units, it is not considered necessary to also apply a further reduction on sites for the immediate 3-6 months.

In addition to general feedback from the Forum members, a number of individual site promoters were contacted to ascertain their latest position with regards to phasing and delivery of their specific sites within the five-year supply. From the feedback received, the phasing and delivery of a few sites has been altered from the standard methodology. Where this is the case, it is clearly stated within the housing land supply officer conclusions column in the table at Appendix 1.

## **10.0 5 Years Housing Land Supply**

The Council at 1 April 2020 can demonstrate 6.1 years' worth of deliverable housing sites against the Local Plan housing target of 17,660 dwellings for the Plan period (Table 10.1).

Progress of sites allocated within the Local Plan 2017 and windfall planning permissions with detailed consent contribute to 89% of the 5-year supply. Outline planning permissions on major sites (10+ dwellings) that have been evidenced through: engagement with the site developers and

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<sup>1</sup> Appeal Decision APP/X0360/W/19/3238048

consultants; feedback obtained from Development Management and progress of detailed consents; reviewed by the housing land supply forum; and consistency checked with evidenced lead-in times and delivery rates, contribute to just under 5% of the supply. A small allowance (2%) has been made for sites allocated within the Local Plan which do not have planning consent as a result of developer and planning consultant engagement (Figure 10.1).

All of the minor sites and small sites (less than 10 dwellings) that contribute to the 5-year supply, have been calculated using the endorsed methodology by the Local Plan inspector policy (Chapter 11).

**Table 10.1: 5-year housing land supply 1 April 2020**

	<b>5 - year housing land supply - 'Maidstone Hybrid' method</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Objectively Assessed Need (OAN) 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.20 (883 x 9 years)	7,947	
4	Minus completed dwellings 01.04.11 to 31.03.19	7,741	
5	Shortfall against target 01.04.11 to 31.03.19	206	
6	Annual delivery of shortfall 206/6 years (Maidstone Hybrid)	34	
7	Five-year delivery target 01.04.20 to 31.03.25 (883x5)	4,415	
8	Plus shortfall against OAN 34 x 5 years	170	
9	5% buffer (Housing Delivery Test @ November 2019 135%)	229	
10	Total five-year housing land target at 01.04.20		4,814
11	Five-year land supply at 01.04.20		5,873
12	Surplus		1,058
13	<b>No. years' worth of housing land supply (4,814/5 =963; 5,873/963 = 6.1)</b>		<b>6.1</b>

**Figure 10.1: Components of the 5-year housing land supply**

	<b>Dwellings (net)</b>	<b>Dwellings (net) as %</b>
Detailed consent and Prior notification supply (5% non-implementation applied)	5,234	<b>89.1%</b>
Outline consent (5% non-implementation applied)	266	<b>4.5%</b>
Allocation: planning permission submitted, decision pending	65	<b>1.1%</b>
Allocation: strong intention to develop	80	<b>1.4%</b>
Windfalls (small sites)	228	<b>3.9%</b>
<b>Total</b>	<b>5,873</b>	<b>100%</b>



## 11.0 5-year supply methodology (as amended by NPPF 2019)

Changes to delivery evidence for major sites (10+ dwellings) with outline planning consent, planning permission in principle or allocated within a plan without consent came into effect through the NPPF 2019. Annex 2 of the NPPF 2019 states the evidence requirement for these sites.

“For sites [*MAJOR DEVELOPMENTS 10 OR MORE DWELLINGS*] with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, where clear evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:

- any progress being made towards the submission of an application;
- any progress with site assessment work; and,
- any relevant information about site viability, ownership constraints or infrastructure”

The Council presented a base line phasing methodology for its housing land supply as part of its Local Plan examination (Figure 11.1). The phasing of Large (5+ dwellings) sites was amended from the base line where appropriate based on feedback from developers/site promoters and development management and then delivery rates were set, informed where possible by site developers and promoters.

The requirement to provide delivery evidence on major sites with outline consent, planning permission in principle and allocated within a plan without planning consent has required this methodology to be amended for sites that fall into those categories. Further, to provide consistency on the setting of delivery rates for sites, historical evidence has been produced. At present the Council does not have any sites with planning permission in principle. For major sites with outline permission evidence was gathered by:

- Engagement with site developers/consultants;
- Progress towards gaining detailed planning consent reviewed;
- Feedback obtained from the Councils Development Management team;
- Review by Housing Land Supply Forum;
- Consistency check with Local Plan endorsed phasing methodology, and evidenced lead-in times and delivery rates.

Two allocated sites without planning permission were included within the 5 years supply, in years 4 and 5, as a result of engagement with the site promoters and assessment of current planning status. In Appendix 1 there is a column titled housing land supply officer conclusion which states how these sites have been phased and their delivery rates set.

Lead-in times have been identified on the large sites (5+ dwelling sites) 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 presented as part of the Local Plan examination were robust and accurate (Table 11.1). An action arising from the Housing Land Supply Forum for next year is to expand on the lead-in evidence for sites above 50 dwellings to evidence: 50 to 99 dwellings; 100 to 249 dwellings; and 250+ dwellings.

Delivery rates for large site have also been analysed since the Local Plan was submitted for examination, and this analysis now provides the base line methodology for estimating delivery rates on large sites (Table 11.2). A further action arising from the Housing Land Supply Forum for next year is to expand on the delivery evidence for sites above 50 dwellings to evidence: 50 to 99 dwellings; 100 to 249 dwellings; and 250+ dwellings.

As additional years of housing land supply are monitored, both the lead-in time and delivery rate evidence bases will continue to be expanded upon. As the Local Plan review progresses, there may also be the need to develop other evidence bases and assumptions.

**Figure 11.1: Phasing methodology**

	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										■

**Table 11.1: Average lead-in time 5+ dwelling sites**

	<b>Outline</b>	<b>Full Plans</b>	<b>Prior Notification</b>
<b>2016/17</b>	730	695	494
<b>2017/18</b>	908	647	546
<b>2018/19</b>	1,260	601	673
<b>2019/20</b>	919	898	1128*
<b>Average days</b>	<b>966</b>	<b>647</b>	<b>571</b>
<b>Average years</b>	<b>2.6</b>	<b>1.8</b>	<b>1.6</b>

\* Two site records

**Table 11.2: Average delivery rates on large 5+ dwelling sites**

<b>Site size (units)</b>	<b>5 to 24</b>	<b>25 to 49</b>	<b>50+</b>
<b>2016/17</b>	8	10	61
<b>2017/18</b>	9	22	55
<b>2018/19</b>	6	20	44
<b>2019/20</b>	7	20	37
<b>Average</b>	<b>8</b>	<b>18</b>	<b>49</b>
<b>Covid-19 adjustment (20% reduction on sites 25+ units)</b>	<b>8</b>	<b>14</b>	<b>40</b>

## 12.0 Conclusion

Monitoring of the Council's housing land supply continues to maintain the robust evidence gathering and analysis methodology that was established during the Maidstone Local Plan 2017 examination. Additional housing land supply evidence gathering has been carried out to test this methodology against new national policy requirements, and this work confirms the accuracy of the assumptions made within the methodology. The Council continues to engage with site developers/promoters to help inform its supply position and to obtain as true a picture as possible on-site delivery.

The Council maintains a strong five-year housing land supply position, with 6.1 years' worth of supply at 1 April 2020. The five-year supply is vastly made up of extant planning permissions of which 89% has detailed consent. The large number of units under construction indicates that the next monitoring years completed dwellings will again surpass the Local Plan target of 883 dwellings and will further reduce the Council's under supply from the early years of the plan period.

The Council has performed exceptionally well against the government's Housing Delivery Test and the results expected in November 2020 should be even stronger than last year's, at 141%. The Council has evidenced the deliverability of sites with outline permissions through: engagement with site developers/planning consultants and development management officers; monitoring of the progress towards gaining detailed consents; reviewing phasing and delivery assumptions within a Housing Land Supply Forum; and bench-marking lead in times and delivery rates. This approach has allowed the Council to examine its housing land supply robustly and the procedures carried out exceed those set out within the NPPF 2019.

The 20-year housing land supply position has continued to strengthen during the last monitoring year to a surplus of 1,566 dwellings and the under supply of completed dwellings from the early years of the Local Plan has been significantly reduced. Housing sites allocated within the Local Plan continue to make good progress towards delivery. The sustained flow of windfall planning permissions and the transition of Maidstone Town Centre and Lenham Broad Locations to sites with planning consent should also enable the Council to continue meeting the objectives of the Local Plan.

To date, excellent progress has been made towards meeting the Council's housing requirements within the Local Plan 2017. The monitoring and analysis undertaken indicates that this progress will continue in subsequent years. The Council's housing land supply will continue to be monitored on a yearly basis and a further updated position to the 5 and 20 year supply will be provided at a base date of the 1 April 2021.