### STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE MEETING

Date: Tuesday 21 September 2021

Time: 6.30 pm

Venue: Town Hall, High Street, Maidstone

#### Membership:

Councillors Clark, Cooper (Chairman), Garten, Mrs Grigg, McKay, Munford, Russell, Spooner and Springett (Vice-Chairman)

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.

**AGENDA** Page No. 1. Apologies for Absence Notification of Substitute Members 2. 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 6 July 2021 1 - 6 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 7 - 9 13. Reports of Outside Bodies 10 - 12 14. Otham Neighbourhood Plan (Regulation 19) 13 - 20 15. 1st Quarter Financial Update & Performance Monitoring Report 21 - 41 16. Recovery and Renewal Actions 42 - 53

**Issued on Monday 13 September 2021** 

**Continued Over/:** 





17.	Housing Land Supply Position 2021	54 - 110
18.	Maidstone Design and Sustainability Development Plan Document	111 - 117
19.	Local Plan Review Update	118 - 120

#### INFORMATION FOR THE PUBLIC

In order to ask a question at this meeting, please call **01622 602899** or email **committee@maidstone.gov.uk** by 5 p.m. one clear working day before the meeting (i.e. by 5 p.m. on Friday 17 September 2021). 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 make a statement in relation to an item on the agenda, please call **01622 602899** or email <u>committee@maidstone.gov.uk</u> by 5 p.m. one clear working day before the meeting (i.e. by 5 p.m. on Friday 17 September 2021). You will need to tell us which agenda item you wish to speak on.

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

To find out more about the work of the Committee, please visit <a href="www.maidstone.gov.uk">www.maidstone.gov.uk</a>.

Should you wish to refer any decisions contained in these minutes **gendantesours**Committee, please submit a Decision Referral Form, signed by three Councillors, to the Head of Policy, Communications and Governance by: 20 July 2021

#### **MAIDSTONE BOROUGH COUNCIL**

#### STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE

#### MINUTES OF THE MEETING HELD ON TUESDAY 6 JULY 2021

**Present:** Councillors Cooper (Chairman), Garten, Mrs Grigg,

Kimmance, McKay, Munford, Russell, Spooner and

S Webb

#### Also Present: Councillor Perry

#### 24. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Springett and Clark.

#### 25. NOTIFICATION OF SUBSTITUTE MEMBERS

Councillor S Webb was present as Substitute for Councillor Springett.

Councillor Kimmance was present as Substitute for Councillor Clark.

#### 26. <u>URGENT ITEMS</u>

The Chairman stated that an urgent item on the allocation of additional funding for the Local Plan Review would be presented verbally by the Head of Planning and Development.

#### 27. NOTIFICATION OF VISITING MEMBERS

Councillor Perry was present as a Visiting Member for Item 11 – Questions from Members to the Chairman.

#### 28. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

#### 29. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying.

#### 30. EXEMPT ITEMS

**RESOLVED:** That all items be taken in public as proposed.

#### 31. MINUTES OF THE MEETING HELD ON 8 JUNE 2021

**RESOLVED:** That the Minutes of the meeting held on 8 June 2021 be approved as a correct record and signed.

#### 32. PRESENTATION OF PETITIONS

There were no petitions.

#### 33. QUESTION AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC

There were no questions from members of the public.

#### 34. QUESTIONS FROM MEMBERS TO THE CHAIRMAN

There was one question from a Member to the Chairman.

Question from Councillor John Perry to the Chairman of the Strategic Planning and Infrastructure Committee

'COVID-19 has put enormous pressures on local businesses just to survive; no more so than those in the hospitality sector. Many will have had to take additional measures in order to generate enough cash to pay their bills. It is recognised that some of these measures would have had to have been implemented very quickly and in some cases may have generated minor breaches of planning regulations or conditions.

Can the Chairman and this Committee reassure me that given the exceptional circumstances and the importance that many of these businesses hold for their local communities, the Borough Council will recognise this before considering any enforcement action?'

The Chairman responded to the question.

Councillor Perry asked the following supplementary question:

'Can you reassure me that the emphasis will be that any interpretation of the rules, the response will be proportionate to any conditional breach that might have occurred?'.

The Chairman responded to the supplementary question.

The full response was recorded on the webcast and made available to view on the Maidstone Borough Council website.

To access the webcast recording, please use the link below:

Strategic Planning and Infrastructure Committee - 06/07/2021 - YouTube

#### 35. COMMITTEE WORK PROGRAMME

In response to questions, it was confirmed that an annual report detailing the use of Section 106 monies across the borough was provided by the Head of Planning and Development in the form of the annual Infrastructure Funding Statement.

The Conservation Area Funding Opportunities report would be presented to the Committee as soon as possible.

**RESOLVED:** That the Committee Work Programme be noted.

#### 36. URGENT ITEM - ADDITIONAL FUNDING FOR THE LOCAL PLAN REVIEW

The Head of Planning and Development addressed the Committee, reiterating the £140,000 in additional funding provided by the Policy and Resources Committee, for the development of non-spatial planning policies.

It was suggested that areas of focus for these policies be on design policy and place making, with further member engagement to be carried out on the prioritisation of the policies and the required evidence base. The structure provided by the actual monitoring indices as set out within the Council's adopted Local Plan, LPR Policy 1, and consideration of new government policies such as 'First Homes' would be included in the proposed engagement exercises. It was important that the Council's policies reflected national requirements and consultation responses, in reference to the Regulation 19 'draft for submission' documents' consultation and Regulation 20; examination by the Planning Inspectorate.

The progress made over the past 12-18 months on the LPR was reiterated. The development of further non-spatial policies would sit alongside the LPR, through a separate Development Plan Document, to retain the impetus of the LPR on focusing on key areas of growth, for example housing and employment numbers.

**RESOLVED:** That the update provided be noted.

#### 37. REPORT OF OUTSIDE BODIES - 2021/22

The Democratic Services Officer introduced the report and stated that the nomination received for the Kent Downs AONB Joint Advisory Committee was shown at Appendix 1 to the report. The Kent Downs AONB Joint Advisory Committee were willing for the Committee to amend the current one-year term of office for the Council's representative, if the Committee wanted to.

As no nominations had been received for the Maidstone Campaign Cycle Forum or Medway Valley Line Steering Group, the Committee was asked to consider whether the number of positions on these bodies should be reduced, in line with the Outside Bodies Vacancy Protocol.

The Committee considered reducing the number of positions on these bodies, however it was felt that they should be readvertised. It was also

requested that consideration be given to having a Council representative to the Kent Downs Line Group.

#### **RESOLVED:** That

- 1. Councillor Garten be appointed as the Council's Representative to the Kent Downs AONB Joint Advisory Committee for one year, from the 12 July 2021; and
- 2. The positions associated with the Medway Valley Line Steering Group and the Maidstone Cycle Campaign Forum, be readvertised.

### 38. <u>4TH QUARTER FINANCIAL UPDATE & PERFORMANCE MONITORING REPORT 2020/21</u>

The Head of Finance introduced the report and noted that the outturn figures were still subject to external audit and should be viewed as provisional.

The Committee's adverse variance figure of £1.7 million was mainly due to the pandemic having caused a fall in income for parking and development control. This had been partially mitigated by the government's Sales, Fees and Charges funding scheme. The Council's overall outturn for the previous financial year was a £1.2 million underspend, which was largely due to the additional funding provided by central government. However, this funding was one-off in nature so would not strengthen the Council's underlying budget position.

The Head of Finance highlighted that of the just under £640,000 spent on the Local Plan Review, £57,000 had been financed through the corporate contingency budget. The budget would continue to be monitored.

With regard to capital, the residual budget for flood prevention works, which had been carried forward into the 2021/22 was noted.

The Senior Business Analyst introduced the performance update and stated that three of the six Key Performance Indicators (KPIs) had not reached their target. The Percentage of Priority 2 enforcement cases dealt with in time missed its target by more than 10%; achieving 76% against the 90% target. This was due to staff turnover, a team restructure and staff sickness alongside a general increase in the number of enforcement cases. Two staff Members had since been recruited.

The processing of major and minor applications had missed its target by 2%, with all of the Committee's KPIs achieving an amber or green annual status. Positive performance in the delivery of affordable homes and the processing of 'other' planning applications was highlighted.

Several Members expressed concern at the number of open enforcement cases and questioned whether further resources were needed. In response to questions, the Head of Planning and Development confirmed that the number of enforcement cases in June was 372; 26 of which were formal

monitoring cases, 38 were awaiting determination with respect to a retrospective planning application and 308 live cases. The importance of carrying out thorough investigations into any complaints of planning control breaches, which were time intensive, was highlighted, as they would be required should formal enforcement be pursued.

#### **RESOLVED:** That

- 1. The Revenue position as at the end of Quarter 4 for 2020/21, including the actions being taken or proposed to improve the position, where significant variances have been identified, be noted;
- 2. The Capital position at the end of Quarter 4 be noted; and
- 3. The Performance positions as at Quarter 4 for 2020/21, including the actions being taken or proposed to improve the position, where significant issues have been identified, be noted.

#### 39. CHAIRMANSHIP OF THE MAIDSTONE JOINT TRANSPORTATION BOARD

The Democratic Services Officer introduced the report and stated that the Chairman of the Committee was automatically a Member of the Maidstone Joint Transportation Board in their capacity as a County Councillor. As it was the Council's turn to chair the Board this Municipal Year, it was recommended that the Vice-Chairman of the Committee be appointed as Chairman of the Board.

**RESOLVED:** That the Vice-Chairman of the Committee be appointed as the Chairman of the Maidstone Joint Transportation Board for the remainder of the 2021/22 Municipal Year.

#### 40. LOCAL DEVELOPMENT SCHEME 2021-2023

The Strategic Planning Manager introduced the report, stating that significant progress had been made on the Regulation 19 'draft for submission' documents and the series of studies and topic papers that formed part of the wider evidence base.

To ensure that the Regulation 19 documents were complete, it was proposed that the Local Development Scheme (LDS) be amended. The LDS was a statutory requirement, with the revised timetable shown within Appendix 1 to the report. The revised timetable would allow the Council to ensure the Regulation 19 document and evidence base was as robust as possible, meeting the associated legal requirements and reducing the risk of failure at examination of the Local Plan Review (LPR).

Once the Regulation 19 documents had been published, various stakeholders and the public would be able to consider whether the important tests of soundness and legal compliance had been met. This would provide the Council with further information as it proceeded with the Local Plan Review. If the Council chose to undertake further evidence

collection or consultation, there would be further time, resource and cost implications.

The Strategic Planning Manager reassured the Committee that a revised LDS would minimise any period in which the 2017 adopted Local Plan would be out of date and that the policies within the Plan would remain effective. If the revised LDS timetable was agreed, the delay to adopting the LPR would be circa three months. However, the Council's LPR would have been examined by the adopted Local Plan's expiry. The current LDS timetable had been accelerated in September 2020, in response to the Government's proposal to introduce a new standard methodology that would have further increased the Council's housing targets. This was no longer the case.

The Committee sought assurances from officers that the new LDS timetable would be met and this was confirmed subject to no unforeseen events occurring.

**RESOLVED:** That Council be recommended to approve the Local Development Scheme 2021-2023, as attached at Appendix 1 to the report.

#### 41. DURATION OF MEETING

6.30 p.m. to 7.21 p.m.

#### **2021/22 WORK PROGRAMME**

	Committee	Month	Origin	CLT to clear	Lead	Report Author
Regulation 19 Document and Evidence Base	SPI	04-Oct-21	Officer Update		Philip Coyne/Rob Jarman	Mark Egerton
Update Report on the Maidstone Strategic Infrastructure Working Group	SPI	12-Oct-21	Committee Request		Alison Broom	Alison Broom
Local Plan Review Update	SPI	12-Oct-21	Officer Update		Philip Coyne/Rob Jarman	Mark Egerton
Local Plan Review Update	SPI	09-Nov-21	Officer Update		Philip Coyne/Rob Jarman	Mark Egerton
Authority Monitoring Report	SPI	07-Dec-21	Officer Update		Philip Coyne/Rob Jarman	Mark Egerton
Draft Medium Term Financial Strategy 2022/23 - 2026/27	SPI	07-Dec-21	Governance	No	Mark Green	Ellie Dunnet
Fees-end Charges 2022/23	SPI	07-Dec-21	Governance	No	Mark Green	Ellie Dunnet
Infrastructure Funding Statement Report 2021	SPI	07-Dec-21	Officer Update		Philip Coyne/Rob Jarman	Mark Egerton
Local Plan Review Update	SPI	07-Dec-21	Officer Update		Phil Coyne/Rob Jarman	Mark Egerton
Q2 Budget and Performance Monitoring 2021/22	SPI	07-Dec-21	Officer Update	No	Mark Green	Ellie Dunnet
Local Plan Review Update	SPI	11-Jan-22	Officer Update		Phil Coyne/Rob Jarman	Mark Egerton
Local Plan Review Update	SPI	08-Feb-22	Officer Update		Philip Coyne/Rob Jarman	Mark Egerton
Q3 Budget and Performance Monitoring 2021/22	SPI	08-Mar-22	Officer Update	No	Mark Green	Ellie Dunnet
Local Plan Review Update	SPI	08-Mar-22	Officer Update		Phil Coyne/Rob Jarman	Mark Egerton  Ellie Dunnet  Mark Egerton  TBC
KCC 20mph Speed Limit Pilot - Summary of Conclusions	SPI	Awaiting Date for Pilot Information to be Released by KCC	Cllr Request	?	TBC	твс

#### **2021/22 WORK PROGRAMME**

	Committee	Month	Origin	CLT to clear	Lead	Report Author
Report on the Use of Section 106 Monies around Lockmeadow (title tbc)	SPI	ТВС	Officer Update		U/K	U/K
Update on the Potential Procurement of a Cycle and/or E-Scooter Hire Operator within the Borough	SPI	ТВС	Officer Update		Wiliam Cornall	Alex Wells
Conservation Area Funding Opportunities	SPI	ТВС	Committee Request		Rob Jarman	ТВС
National Bus Strategy	SPI	ТВС	Cllr Request		U/K	U/K
Other Local Authority Statements of Common Ground	SPI	ТВС	Officer Update		Philip Coyne/Rob Jarman	Helen Garnett
Overview of the Draft Building Safety Bill and the Implications for the Council	SPI	ТВС	Officer Update		William Cornall	Robert Wiseman
Virtual Permit Management - Visitor Permits	SPI	ТВС	Officer Update		Jeff Kitson	Alex Wells
Community Infrastructure Levy Bidding Process	SPI	ТВС	Officer Update		Rob Jarman	Carole Williams
First Homes	SPI	ТВС	Officer Update		William Cornall/Rob Jarman	TBC
Government Reforms to the Planning System	SPI	ТВС	Officer Update		Philip Coyne/Rob Jarman	Tom Gilbert
Gypsy and Traveler Development Plan Document Scoping	SPI	ТВС	Officer Update		Philip Coyne/Rob Jarman	TBC
Infrastructure Delivery Plan	SPI	ТВС	Officer Update		Rob Jarman	Tom Gilbert
KCC 20mph Speed Limit Pilot Scheme - Hale Road	SPI	ТВС	Cllr Request		ТВС	TBC
Local Plan Review Submission	SPI	ТВС	Officer Update		Philip Coyne/Rob Jarman	Mark Egerton
Neighbourhood Planning Protocol Update	SPI	ТВС	Officer Update		Rob Jarman	Anna Ironmonger/Tom Gilbert

#### 2021/22 WORK PROGRAMME

	Committee	Month	Origin	CLT to clear	Lead	Report Author
Other Local Authority Planning Consultations	SPI	TBC	Officer Update		Philip Coyne/Rob Jarman	ТВС
Other Neighbourhood Plan Updates	SPI	TBC	Officer Update		Rob Jarman	Anna Ironmonger
Town Centre Development Plan Document Scoping	SPI	ТВС	Officer Update		Philip Coyne/Rob Jarman	ТВС
Updating the Community Infrastructure Levy Charging Schedule	SPI	TBC	Officer Update		Philip Coyne/Rob Jarman	Helen Smith



### Agenda Item 13

#### **Strategic Planning and Infrastructure Committee**

#### 21 September 2021

#### **Outside Body**

Outside Body	Kent Downs AONB Joint Advisory Committee
Councillor(s) represented on the Outside Body	Councillor Patrik Garten
Report Author	Councillor Patrik Garten
Date of Outside Body Meeting Attended	JAC Meeting of 22nd June 2021

#### **Purpose of the Outside Body:**

#### **Joint Advisory Committee (JAC)**

The Kent Downs relies on many stakeholders who have a role in managing the landscape, supporting local business and communities and enabling quiet recreation. The Joint Advisory Committee plays a pivotal role in helping realise the strategic vision for the Kent Downs AONB and oversee the Management Plan.

It's purpose is to provide advice to its members with statutory responsibilities for the effective management of the Kent Downs AONB. An Executive of representatives from the JAC, with some outside advisors, advises the work of the Kent Downs AONB Unit.

The Kent Downs AONB Unit is employed by Kent County Council and works on behalf of the JAC to carry out the preparation and review of the Management Plan, to advocate its policies and work in partnership to deliver a range of actions described in the Action Plan.

#### **Funding partners & Members**

Defra, Ashford Borough Council, Canterbury City Council, Dover District Council, Gravesham Borough Council, London Borough of Bromley, Medway Council, Maidstone Borough Council, Sevenoaks District Council, Folkestone & Hythe District Council, Swale Borough Council, Tonbridge & Malling Borough Council, Country Land and Business Association, Environment Agency, Kent Association of Local Councils, Action with Communities in Rural Kent, National Farmers Union, English Heritage

#### **JAC Meeting of 22nd June 2021**

The **adoption of the Management Plan** is going through due process with the local authorities. There have been no issues with adoption of the Management Plan by the local authorities so far, but not all authorities have yet formally adopted it.

Long awaited and overdue updates on **Farming in Protected Landscapes** (FiPL) from DEFRA had been received:

https://www.kentdowns.org.uk/our-projects/farming-in-protected-landscapes/

The scheme is to be a 3-year funding programme, with the most money to be provided in the first year. The identified priorities are People, Place, Climate and Nature, which will help towards Nature Recovery ambitions and dovetail well with the priorities of the Kent Downs AONB partnership, as set out in the new Management Plan.

Outcomes that DEFRA wish to achieve include:

- People more diverse audiences and greater public engagement
- Place enhanced or reinforced landscapes, a thriving local economy
- Climate more sequestered or stored carbon, reduced flood risk and a landscape that is more resilient to climate change.
- Nature managing natural habitat and increasing biodiversity in farmed habitats.

JAC members were asked, that once the scheme is in the public domain, that they promote it through their networks and organisations (slowly to start with) and consider if their organisations have projects to put forward.

An update was given on recent activity, including planning application and local plan consultations: Involvement with the M2 Junction 5: any compensation coming forward from the M2 J5 scheme would be applied in the local area, with a focus on the Stockbury Valley

Update on the Lower Thames Crossing highway schemes was received. Discussions with the Department of Transport on Inland Border Facilities affecting the Kent Downs were held and it is now proposed at a site originally considered in an old warehouse near the Tesco roundabout. It was confirmed that the AONB Unit had been in discussion with KCC regarding the revised Kent Design Guide.

In response to a query from Patrik Garten on inappropriate lighting on domestic properties in the Kent Downs, it was confirmed that this was outside of any planning control being permitted development. The AONB Unit is supportive of Cllr Garten's suggestion for attaching conditions removing permitted development rights for external lighting on any new planning permissions granted. Detailed guidance on lighting is included in the recently reviewed Landscape Design Handbook.

The JAC was advised that Ashford had not been consulted on the Sevington Inland Border Facility and were also pursuing the lighting here as it is not considered compatible with their Dark Night Skies policy.

**The Experience project** was introduced to members and set out some of the achievements and highlights of the project to date, including North Downs Way route enhancements, people counters and Art Installations, website investments and digital access improvements, NDW walking ambassador training, Gravesham Blue Guide guided walk training and nature access provision for the profoundly disabled.

**Update of undergrounding** Overhead Electricity Cables & National Grid Landscape Enhancement Initiative. There were nine schemes in Kent Downs, with the total value of the work in the region of £4.7m which has secured the removal of 41km of overhead cable from the Kent Downs landscape. A new landscape enhancement initiative application is to be submitted next month for a scheme in the Boxley/Bredhurst area.

An overview of the **ELM Viticulture Test and Trial scheme** was given, advising that ELM rewards farming or viticulture for environmental actions. The scheme is running from 2020 to 2021. It is intended that payments will replace the current Basic Payment and Countryside Stewardship scheme. It is hoped the proposed interventions will be accepted by DEFRA as an appropriate way forward as viticulture is not currently covered by these schemes.

Fourteen actions for viticulture have been identified including land management plans, farm cluster groups, on site research, soil regeneration, capital grants to support technological advances, ground cover, restoration and management of species rich grass sward, establishment of native species windbreak, trees and hedgerows, biodiversity features, interpretation, permissive access, educational access, health activities and organic conversion and management.

Two further ELMs Tests and Trials that the Unit has been running were also explained: The Natural Flood Management ELM Test and Trial which has recognised the importance in mitigating flood and enhancing landscape quality and recommend best practice, modelling on a catchment basis. The Enhancing Access ELM Test and Trial has identified significant barriers to some new audiences as well as some farmers and land managers, however found there to be a strong appetite from many farmers and beneficiaries. Conclusions have included that facilitation and advice will be important along with long term investment, provision of transformational experiences and a need to respond to farmers' concerns.

**AONB engagement within local authorities** and other partners: The AONB Unit is working with different sections within Local Authorities and would like to explore how to build relationships more widely across the local authorities and help JAC members promote AONB activity and the Management Plan priorities more widely across their organisations.

#### Strategic Planning and Infrastructure Committee

21 September 2021

#### Otham Neighbourhood Plan (Regulation 19)

Final Decision-Maker	Full Council
Lead Head of Service	Rob Jarman, Head of Planning and Development
Lead Officer and Report Author	Anna Ironmonger, Planning Officer, Strategic Planning
Classification	Public
Wards affected	Downswood & Otham, Shepway South, Shepway North, Bearsted, Leeds, Sutton Valence & Langley, and Park Wood

#### **Executive Summary**

On 13 April 2021, this Committee resolved that the Otham Neighbourhood Plan, once modified, should proceed to referendum. The Otham Neighbourhood Plan, with modifications incorporated, can be found at background document 1. A referendum was carried on 8 July 2021.

The referendum was successful, with 98.8% voting in favour of the neighbourhood plan. The referendum results can be found at background document 2. As a result, the Otham Neighbourhood Plan becomes part of the Development Plan for Maidstone (Section 38 (3A) of the Planning and Compulsory Purchase Act 2004).

Under Section 38A (4) of the Planning and Compulsory Purchase Act 2004, where more than half of those who voted, vote in favour of a Neighbourhood Plan, the plan must be made (adopted) by the Council within 8 weeks. The timetable for referendum, and committee consideration, including consideration by Full Council is carefully planned to ensure the statutory timetables are met. However, on this occasion, the statutory duty will not be met owing to committee cycles and the fact that this is the first opportunity for this report to be considered by this Committee. Agreement to postpone the decision was gained from Otham Parish Council.

This Committee is asked to consider the result of the referendum, and in accordance with the agreed Neighbourhood Planning Protocol, make a recommendation to Full Council that Otham Neighbourhood Plan is made (adopted).

#### **Purpose of Report**

Decision

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

- 1. The result of the referendum held on 8 July 2021 on the Otham Neighbourhood Plan be noted.
- 2. Council be recommended to make the Otham Neighbourhood Plan.

Timetable				
Meeting	Date			
Strategic Planning and Infrastructure Committee	21 September 2021			
Council	29 September 2021			

### Otham Neighbourhood Plan (Regulation 19)

#### 1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	We do not expect the recommendations will by themselves materially affect achievement of corporate priorities. Section 38(3A) of the Planning and Compulsory Purchase Act 2004 outlines that once a neighbourhood plan is approved at referendum it comes into force as part of the statutory development plan. This means it will assist in the delivery of the Council's four strategic objectives (see section 3).	Rob Jarman, Head of Service or Manager
	<ul> <li>The four Strategic Plan objectives are:</li> <li>Embracing Growth and Enabling Infrastructure</li> <li>Safe, Clean and Green</li> <li>Homes and Communities</li> <li>A Thriving Place</li> </ul>	
Cross Cutting Objectives	The report recommendations support the achievement of all four cross cutting objectives. Following a successful referendum result, a neighbourhood plan forms part of the development plan.  The four cross-cutting objectives are:  • Heritage is Respected  • Health Inequalities are Addressed and Reduced  • Deprivation and Social Mobility is Improved Biodiversity and Environmental Sustainability is respected.	Rob Jarman, Head of Service or Manager
Risk Management	Already covered in the risk section	Rob Jarman, Head of Service or Manager
Financial	The costs for referendum and adoption of neighbourhood plans are borne by the	Section 151 Officer &

	Borough Council. There is a dedicated budget for this purpose, funded by MHCLG neighbourhood planning grants. The Council has applied for £20,000 from MHCLG due to costs incurred.	Finance Team
Staffing	We will deliver the recommendations with our current staffing.	Rob Jarman, Head of Service or Manager
Legal	Accepting the recommendations will fulfil the Council's duties under the Town and Country Planning Act 1990 (as amended), and the Neighbourhood Planning (General) Regulations 2012 (as amended).  The statutory duty under the Planning and Compulsory Purchase Act 2004 to make the plan within 8 weeks of a successful referendum will not be met owing to committee cycles.  It does, however, already form part of the development plan for the borough and it is not anticipated that anyone will be unduly affected by the delay in making this decision.  Agreement to the delay has been sought from and given by the Qualifying Body, Otham Parish Council.	Cheryl Parks Mid Kent Legal Services (Planning)
Privacy and Data Protection	The recommendations will not have any implications for the volume of data held by the Council.	Equalities and Communities Officer
Equalities	The Council has a responsibility to support in developing a Neighbourhood Plan. The Neighbourhood Plan process provides an opportunity for communities to develop an inclusive plan that meets the needs of its population.	Equalities and Communities Officer
Public Health	We recognise that the recommendations will have a positive impact on population health or that of individuals.	Public Health Officer
Crime and Disorder	There are no implications for crime and disorder.	Rob Jarman, Head of Service or Manager

Procurement	There are no implications for procurement.	Rob Jarman, Head of Service or Manager & Section 151 Officer
Biodiversity and Climate Change	The implications of this report on biodiversity and climate change have been considered and are there are no direct implications.	Biodiversity and Climate Change Manager

#### 2. INTRODUCTION AND BACKGROUND

2.1 Neighbourhood Plans can be prepared by parish councils and designated neighbourhood forums for their neighbourhood area. A neighbourhood plan is subject two rounds of mandatory public consultation before an independent examination takes place. Following this the plan is subject to local referendum and if successful can be formally 'made' by Maidstone Borough Council. The procedures for designating a neighbourhood area and the preparation of a neighbourhood plan are set out in the Neighbourhood Planning (General) Regulations 2012 (as amended). The Otham Neighbourhood Plan has reached the final stage of the Neighbourhood Planning process and this report seeks agreement to make the plan.

#### Otham Neighbourhood Plan: progress

- 2.2 The Otham Neighbourhood Planning Area comprises the whole of Otham Parish and was designated on 1 August 2017.
- 2.3 The Neighbourhood Plan was subject two rounds of mandatory consultation. The Parish Council undertook a formal 6-week public consultation on the pre-submission draft of the Otham Neighbourhood Plan (Regulation 14) between 22 July 2019 and 6 September 2019. Following this, Otham Parish Council submitted the Regulation 15 Submission Plan and supporting documents to the Borough Council on 8 September 2020. Maidstone Borough Council facilitated a further 6-week public consultation (Regulation 16) between 16 October and 27 November 2020.
- 2.4 In accordance with the agreed Neighbourhood Planning Protocol, the Borough Council submitted representations to both consultations. The Regulation 14 response was submitted under the delegated authority of the Head of Planning and Development. The Regulation 16 response was submitted following the agreement of this Committee at its meeting of 9 November 2020.
- 2.5 The appointment of an independent examiner was agreed with Otham Parish Council, and Derek Stebbing (of Intelligent Plans and Examinations) was appointed through the Council's procurement waiver signed by the Director of Finance and Business Improvement. The Otham Neighbourhood Plan and supporting documents, together with all representations received,

- were forwarded to the examiner who dealt with the examination through written representations, concluding that a public hearing was not necessary.
- 2.6 The Council received the examiner's report on 4 March 2021 and the report recommended that the Otham Neighbourhood Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.
- 2.7 In line with the Neighbourhood Planning (General) Regulations 2012 and the locally adopted Neighbourhood Planning Protocol, this Committee made a decision on 13 April 2021 that the Otham Neighbourhood Plan, once modified, should proceed to referendum (background document 1).

#### Otham Neighbourhood Plan: referendum

- 2.8 The referendum took place on 8 July 2021. Voters were asked "Do you want Maidstone Borough Council to use the Neighbourhood Plan for Otham to help it decide planning applications in the neighbourhood area?".
- 2.9 The referendum was successful, with 98.8% voting in favour of the neighbourhood plan (background document 2). Following a successful referendum, a neighbourhood plan becomes part of the development plan for the borough (Section 38 (3A) of the Planning and Compulsory Purchase Act 2004).

#### Otham Neighbourhood Plan: recommendation

- 2.10 Under Section 38A (4) of the Planning and Compulsory Purchase Act 2004 and Neighbourhood Planning (General) Regulations 2012 (Regulation 18A), where a referendum is successful and more than half of those who voted, vote in favour of a Neighbourhood Plan, the plan must be made (adopted) by the Council within 8 weeks. As such, this Committee is asked to consider the result of the referendum, and in accordance with the agreed Neighbourhood Planning Protocol, make a recommendation to Full Council that the Neighbourhood Plan is made (adopted).
- 2.11 This Committee can decide not to recommend that Full Council make the Otham Neighbourhood Plan, if to do so, would breach or otherwise be incompatible with any EU obligation or any of the convention rights. The compatibility of the Otham Neighbourhood Plan with EU obligations and directives was tested during the examination process and could not proceed to referendum otherwise. Unless there are any new matters in relation to this point which the Committee considers were not raised by the Examiner then the Council is under a statutory duty to make the plan following the "Yes" result. It is the view of officers that there no such matters arising.
- 2.12 As mentioned in paragraph 2.10 above there is a statutory duty to make the Otham Neighbourhood Plan within 8 weeks of the successful referendum. On this occasion the statutory duty will not be met owing to committee cycles and the fact that this is the first opportunity for this report to be considered by this Committee. Agreement to postpone the decision was gained from the Parish Council. Paragraph 2.9 outlines that following a successful referendum, the Otham Neighbourhood Plan has already become

- part of the development plan for Maidstone and must be used in the consideration of planning applications in Otham.
- 2.13 To summarise, this Committee are asked to consider the result of the referendum and make a recommendation to Full Council that the Otham Neighbourhood Plan is made.

#### 3. AVAILABLE OPTIONS

- 3.1 Option 1: The Strategic Planning and Infrastructure Committee recommends to Full Council on 29 September 2021 that the Otham Neighbourhood Plan is made. Once a neighbourhood plan passes referendum it comes into force as part of the statutory development plan. Under Section 38A (4) of the Planning and Compulsory Purchase Act 2004 and Neighbourhood Planning (General) Regulations 2012 (Regulation 18A), following successful referendum, the Council must make the Neighbourhood Plan within 8 weeks of the referendum date. It is accepted that this statutory duty cannot be met. The delays are owing to committee cycles and are considered to be acceptable. By taking the decision to a later meeting of Full Council and further delaying the formal adoption of the Otham Neighbourhood Plan would mean that the Council would be in breach of its requirement under the Planning and Compulsory Purchase Act 2004 and Neighbourhood Planning (General) Regulations 2012.
- 3.2 Option 2: The Committee does not recommend to Full Council on 29
  September 2021 that the Otham, Neighbourhood Plan is made. This would be in breach of Section 38A (4) of the Planning and Compulsory Purchase Act 2004 and Neighbourhood Planning (General) Regulations 2012 (Regulation 18A) which requires a neighbourhood plan to be made within 8 weeks of a successful referendum. The reasons for the decision of making the Otham Neighbourhood Plan going beyond the 8-week period have been discussed elsewhere in this report and are considered to be acceptable. The only justification for this Committee not recommending that Full Council make the Otham Neighbourhood Plan is if the Committee considers that there are new matters that would mean that to make the plan would breach or otherwise be incompatible with any EU obligation or any of the convention rights (discussed at paragraph 2.11). It is the view of officers that there are no new matters arising that would prevent Full Council making the plan.

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

4.1 The preferred option is Option 1. The referendum result shows strong support for the Otham Neighbourhood Plan (98.8%). The Committee can decide not to recommend that Full Council make the Otham Neighbourhood Plan if members considers that there are new matters that would mean that to make the plan would breach or otherwise be incompatible with any EU obligation or any of the convention rights. It is the view of officers that there are no such matters and statute is clear as to the requirement to make the plan in such circumstances.

#### 5. RISK

5.1 The risks associated with this proposal, including the risks if the Council does not act as recommended, have been considered in line with the Council's Risk Management Framework. Consideration is shown in this report at paragraphs 2.10, 2.11, 2.12 3.1, 3.2 and 4.1. We are satisfied that the risks associated are within the Council's risk appetite and will be managed as per the Policy.

#### 6. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 6.1 The Otham Neighbourhood has been through two rounds of public consultation known as Regulation 14 (pre-submission consultation) and Regulation 16 (submission consultation). The Borough Council's Regulation 14 response was submitted under the delegated authority of the Head of Planning and Development. The Borough Council's Regulation 16 response was submitted following the agreement of this Committee at its meeting of 9 November 2020.
- 6.2 This Committee agreed at its meeting on 13 April 2021 that the neighbourhood plan, subject to modification, should move to referendum.

### 7. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

7.1 A recommendation will be taken to Full Council on 29 September 2021. Following a decision from Full Council to make the Otham Neighbourhood Plan, the decision and the Plan will be published on the website and the relevant bodies will be notified.

#### 8. REPORT APPENDICES

None

#### 9. BACKGROUND PAPERS

Background document 1 – Otham Neighbourhood Plan Appendix 1 Otham Neighbourhood Plan 2020 – 2035.pdf - Google Drive

Background document 2 – Referendum result <a href="https://localplan.maidstone.gov.uk/home/neighbourhood-planning">https://localplan.maidstone.gov.uk/home/neighbourhood-planning</a>

## STRATEGIC PLANNING & INFRASTRUCTURE COMMITTEE

# 21 September 2021

## 1<sup>st</sup> Quarter Financial Update & Performance Monitoring Report 2021/22

Final Decision-Maker	Strategic Planning & Infrastructure Committee
Lead Head of Service	Mark Green, Director of Business Improvement
Lead Officer and Report Authors	Ellie Dunnet, Head of Finance Paul Holland, Senior Finance Manager (Client) Carly Benville, Senior Business Analyst
Classification	Public
Wards affected	All

#### **Executive Summary**

This report sets out the 2021/22 financial and performance position for the services reporting into the Strategic Planning & Infrastructure Committee (SPI) as at 30<sup>th</sup> June 2021 (Quarter 1). The primary focus is on:

- The 2021/22 Revenue and Capital budgets; and
- The 2021/22 Key Performance Indicators (KPIs) that relate to the delivery of the Strategic Plan 2019-2045.

The combined reporting of the financial and performance position enables the Committee to consider and comment on the issues raised and actions being taken to address both budget pressures and performance issues in their proper context, reflecting the fact that the financial and performance-related fortunes of the Council are inextricably linked.

#### Budget Monitoring

Overall net expenditure at the end of Quarter 1 for the services reporting to SPI is £0.280m, compared to the approved profiled budget of £0.348m, representing an underspend of £0.068m.

Capital expenditure at the end of Quarter 1 was £0.007m against a total budget of £0.086m. This budget is forecast to be fully spent by the end of the year.

#### Performance Monitoring

83.3% (5 of 6) targetable quarterly key performance indicators reportable to the Strategic Planning & Infrastructure Committee achieved their Quarter 1 target.

#### **Purpose of Report**

The report enables the Committee to consider and comment on the issues raised and actions being taken to address both budget pressures and performance issues as at  $30^{th}$  June 2021.

#### This report makes the following Recommendations to the Committee:

- 1. That the Revenue position as at the end of Quarter 1 for 2021/22, including the actions being taken or proposed to improve the position, where significant variances have been identified, be noted;
- 2. That the Capital position at the end of Quarter 1 be noted; and
- 3. That the Performance position as at Quarter 1 for 2021/22, including the actions being taken or proposed to improve the position, where significant issues have been identified, be noted.

Timetable	
Meeting	Date
Strategic Planning & Infrastructure Committee	21 September 2021

# 1<sup>st</sup> Quarter Financial Update & Performance Monitoring Report 2021/22

#### **CROSS-CUTTING ISSUES AND IMPLICATIONS**

Issue	Implications	Sign-off		
Impact on Corporate Priorities	Corporate revenue budget and other financial matters se			
Cross Cutting Objectives	ting performance and financial matters to be			
Risk Management	This is addressed in Section 5 of this report.	Director of Finance and Business Improvement (Section 151 Officer)		

Issue	Implications	Sign-off				
Financial	Financial implications are the focus of this report through high level budget monitoring. Budget monitoring ensures that services can react quickly enough to potential resource problems. The process ensures that the Council is not faced by corporate financial problems that may prejudice the delivery of strategic priorities.	Senior Finance Manager (Client)				
	Performance indicators and targets are closely linked to the allocation of resources and determining good value for money. The financial implications of any proposed changes are also identified and taken into account in the Council's Medium-Term Financial Strategy and associated annual budget setting process. Performance issues are highlighted as part of the budget monitoring reporting process.					
Staffing	The budget for staffing represents a significant proportion of the direct spend of the Council and is carefully monitored. Any issues in relation to employee costs will be raised in this and future monitoring reports.  Having a clear set of performance targets enables staff outcomes/objectives to be set and effective action plans to be put in place.					
Legal	The Council has a statutory obligation to maintain a balanced budget and the monitoring process enables the Committee to remain aware of issues and the process to be taken to maintain a balanced budget.  There is no statutory duty to report regularly on the Council's performance. However, under Section 3 of the Local Government Act 1999 (as amended) a best value authority has a statutory duty to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. One of the purposes of the Key Performance Indicators is to facilitate the improvement of the economy, efficiency and effectiveness of Council services. Regular reports on Council performance help to demonstrate best value and compliance with the statutory duty.	Senior Lawyer (Corporate Governance), MKLS				

Issue	Implications	Sign-off			
Privacy and Data Protection	The performance data is held and processed in accordance with the data protection principles contained in the Data Protection Act 2018 and in line with the Data Quality Policy, which sets out the requirement for ensuring data quality. There is a program for undertaking data quality audits of performance indicators.	Policy and Information Team			
Equalities	There is no impact on Equalities as a result of the recommendations in this report. An EqIA would be carried out as part of a policy or service change, should one be identified.	Equalities and Corporate Policy Officer			
Public Health	The performance recommendations will not negatively impact on population health or that of individuals.	Public Health Officer			
Crime and Disorder					
Procurement	Performance Indicators and Strategic Milestones monitor any procurement needed to achieve the outcomes of the Strategic Plan.				
Biodiversity & Climate Change	The implications of this report on biodiversity and climate change have been considered and there are no direct implications on biodiversity and climate change.	Biodiversity and Climate Change Manager			

#### 1. BACKGROUND AND INTRODUCTION

- 1.1 The Medium-Term Financial Strategy for 2021/22 to 2025/26 including the budget for 2021/22 was approved by full Council on 24th February 2021. This report updates the Committee on how its services have performed over the last quarter with regard to revenue and capital expenditure against approved budgets.
- 1.2 The report includes details of the continuing impact of the Covid-19 pandemic on the financial position and performance of the service areas that fall under this committee and provide some further detail around any particular areas of concern.

- 1.3 This report also includes an update to the Committee on progress against its Key Performance Indicators (KPIs).
- 1.4 Attached at **Appendix 1** is a report setting out the revenue and capital spending position at the Quarter 4 stage. Attached at **Appendix 2** is a report setting out the position for the KPIs for the corresponding period.

#### 2. AVAILABLE OPTIONS

2.1 There are no matters for decision in this report. The Committee is asked to note the contents but may choose to take further action depending on the matters reported here.

#### 3. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 3.1 In considering the current position on the Revenue budget, the Capital Programme and KPIs at the end of June 2021, the Committee can choose to note this information or could choose to take further action.
- 3.2 The Committee is requested to note the content of the report as no further actions are required.

#### 4. RISK

- 4.1 This report is presented for information only and has no direct risk management implications.
- 4.2 The Council produced a balanced budget for both revenue and capital income and expenditure for 2021/22. The budget is set against a backdrop of limited resources and a difficult economic climate, even before the impact of the Covid-19 pandemic became clear. Regular and comprehensive monitoring of the type included in this report ensures early warning of significant issues that may place the Council at financial risk. This gives the Committee the best opportunity to take actions to mitigate such risks.

#### 5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

5.1 The KPIs update ("Performance Monitoring") is reported to service committees quarterly: Communities, Housing & Environment Committee; Economic Regeneration & Leisure Committee; and the Strategic Planning & Infrastructure Committee. Each committee will receive a report on the relevant priority action areas. The report is also presented to the Policy & Resources Committee, reporting on the priority areas of "A Thriving Place", "Safe, Clean and Green", "Homes and Communities" and "Embracing Growth and Enabling Infrastructure".

### 6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 6.1 The Quarter 1 Budget & Performance Monitoring reports are being considered by the relevant Service Committees during September and October 2021, including a full report to the Policy & Resources Committee on 15<sup>th</sup> September 2021.
- 6.2 The Council could choose not to monitor its budget and/or the Strategic Plan and/or make alternative performance management arrangements, such as the frequency of reporting. This is not recommended as it could lead to action not being taken against financial and/or other performance during the year, and the Council failing to deliver its priorities.
- 6.3 There remains uncertainty regarding the Council's financial position beyond 2021/22, arising from the impacts of the Covid-19 crisis and the Council's role in responding to this. Future finance reports to this committee will ensure that members are kept up to date with this situation as it develops.

#### 7. REPORT APPENDICES

- Appendix 1: First Quarter Budget Monitoring 2021/22
- Appendix 2: First Quarter Performance Monitoring 2021/22

#### 8. BACKGROUND PAPERS

None.

### **Appendix 1**

# First Quarter Financial Update 2021/22

Strategic Planning & Infrastructure Committee

21<sup>st</sup> September 2021

Lead Officer: Mark Green

Report Authors: Ellie Dunnet/Paul Holland

# Contents

Part	A: Executive Summary & Overview	Page 2
Part	B: Revenue Budget Q1 2021/22	
B1)	Revenue Budget	Page 5
Part	C: Capital Budget Q1 2021/22	
C1)	Capital Budget	Page 9

## Part A

# Executive Summary & Overview

This report provides members with the financial position as at 30 June 2021, covering activity for both the Council as a whole and this committee's revenue and capital accounts for the first quarter of 2021/22.

Members will be aware of the significant uncertainty in the 2021/22 budget estimates arising from the ongoing impact of the Covid-19 pandemic, both in relation to demands on the Council to respond and the speed of local economic recovery. Financial support from central government received during 2020/21 continues to support specific activities, and the unringfenced Covid-19 grant of £860,000 will be used to support recovery and renewal activities.

In addition, the Council will shortly be applying for the final round of funding under the government's sales, fees and charges compensation scheme covering income losses between April - June 2021 measured against the 2020/21 income budget. This is expected to be the final allocation of unringfenced Covid-19 funding from central government.

The headlines for Quarter 1 are as follows:

#### Part B: Revenue budget - Q1 2021/22

Overall net expenditure at the end of O1 for the services reporting to SPI is £0.280m, compared to the profiled approved budget of £0.348m, representing an underspend of £0.068m. The forecast year end outturn for SPI is an underspend of £0.078m.

#### Part C: Capital budget - Q1 2021/22

Capital expenditure at the end of Quarter 1 was £0.007m against a total budget of £0.086m. This budget is forecast to be fully spent by the end of the year.

## Part B

# First Quarter Revenue Budget 2021/22

#### **B2) Revenue Budget**

B1.1 The table below provides a detailed summary on the budgeted net income position for SPI services at the end of Quarter 1. The financial figures are presented on an accruals basis (e.g. expenditure for goods and services received, but not yet paid for, is included).

#### SPI Revenue Budget & Outturn – Quarter 1

(a)	(b)	( c)	(d)	( e)	(f)	(g)
						Forecast
	Approved	Budget to			Forecast	Variance
	Budget for	30 June			31 March	31 March
Cost Centre	Year	2021	Actual	Variance	2022	2022
	£000	£000	£000	£000	£000	£000
Building Regulations Chargeable	-347	-87	-125	38	-408	61
Building Control	-1	-0	0	-0	-1	0
Street Naming & Numbering	-73	-18	-4	-14	-73	0
Development Control Advice	-238	-57	-48	-10	-238	0
Development Control Appeals	129	9	9	0	129	0
Development Control Majors	-511	-127	-90	-37	-351	-160
Development Control - Other	-641	-160	-213	53	-918	277
Development Control Enforcement	70	12	12	-0	70	0
Planning Policy	259	53	53	0	259	0
Neighbourhood Planning	0	0	-20	20	0	0
Conservation	-11	-3	1	-4	-11	0
Land Charges	-265	-65	-90	25	-265	0
Environment Improvements	6	2	1	1	6	0
Spatial Policy Planning Section	426	110	111	-1	426	0
Head of Planning and Development	110	27	27	-0	110	0
Development Management Enforcement Section	185	46	40	6	185	0
Building Surveying Section	447	103	101	2	447	0
Mid Kent Planning Support Service	317	78	65	13	317	0
Heritage Landscape and Design Section	209	53	51	2	209	0
CIL Management Section	45	11	13	-1	45	0
Mid Kent Local Land Charges Section	105	23	11	12	105	0
Development Management Section – Majors	283	71	67	3	283	0
Development Management Section – Others	684	171	174	-3	684	0
Salary Slippage	-93	-23	0	-23	-93	0
Sub-Total Planning Services	1,096	228	146	82	918	178

Table 2, Budget & Outturn – Planning Services (first quarter 2021/22)

(a)	(b)	( c)	(d)	( e)	(f)	(g)
						Forecast
	Approved	Budget to			Forecast	Variance
	Budget for	30 June			31 March	31 March
Cost Centre	Year	2021	Actual	Variance	2022	2022
	£000	£000	£000	£000	£000	£000
Name Plates & Notices	19	5	8	-3	19	0
On Street Parking	-322	43	34	9	-322	0
Residents Parking	-207	-29	-26	-4	-207	0
Pay & Display Car Parks	-1,189	-110	-50	-61	-1,089	-100
Non Paying Car Parks	17	10	8	2	17	0
Off Street Parking - Enforcement	-114	38	36	2	-114	0
Mote Park Pay & Display	-186	-51	-76	24	-186	0
Sandling Road Car Park	3	1	-0	1	3	0
Park & Ride	162	93	90	3	162	0
Other Transport Services	-5	8	1	7	-5	0
Parking Services Section	344	113	109	5	344	0
Sub-Total Parking Services	-1,479	120	134	-14	-1,379	-100
Total	-384	348	280	68	-462	78

Table 3, Budget & Outturn – Parking Services & Committee Total (first quarter 2021/22)

- B1.2 The table shows that at the end of the first quarter overall net expenditure for the services reporting to SPI is £0.280m, compared to the approved profiled budget of £0.348m, representing an underspend of £0.068m.
- B1.3 The table indicates that in certain areas, significant variances to the budgeted income levels have emerged during the first quarter of the year. The reasons for the more significant variances are explored in section B2 below.

#### **B2) Variances**

B2.1 The committee was particularly impacted by the effects of Covid-19 given that incomegenerating services form a significant part of the overall budget. Income from minor planning applications has recovered strongly although there continues to be less activity at this stage with regards to major applications. The budgets for pay & display car parking were reduced as it was anticipated that usage levels would continue to be low, and there continues to be less income than forecast even against these reduced budgets. The position will continue to be monitored, and with the town centre and Lockmeadow now trading normally along with some office workers returning it is hoped that the position will improve through the year.

	Positive Variance Q1	Adverse Variance Q1	Year End Forecast Variance
Strategic Planning & Infrastructure Committee		£000	
PLANNING SERVICES			
<b>Building Regulations Chargeable</b> – The budget figure was reduced by 10% for this year, and income has been higher than expected so far, and is forecast to continue to be for the rest of the year.	38		61
<b>Development Control (Majors)</b> – The number of major applications remains low and is not expected to improve significantly for the remainder of the year.		-37	-160
<b>Development Control (Minors)</b> The positive variance is due to a high level of income being generated coupled with the 10% decrease in income budget. The excess in income is due to a substantial increase in principally householder applications.	53		277

Table 4, Significant variances – Planning Services (Q1 2021/22)

	Positive Variance Q1	Adverse Variance Q1	Year End Forecast Variance
Strategic Planning & Infrastructure Committee		£000	
PARKING SERVICES			
Pay & Display Car Parks - The adverse variance is due to a continuing reduction in income. Short Stay car parks are over budget for the 1st quarter, with Long Stay and Lockmeadow under budget. However, Lockmeadow income has recovered significantly in recent weeks, and this trend is expected to continue. There is no evidence that long stay income will improve with the continuation of home working. Season ticket income has also been affected with a 50% drop against budget.		-61	-100

Table 5, Significant variances – Parking Services (Q1 2021/22)

## **B4)** Local Plan Review

- B4.1 The Local Plan Review (LPR) process is an important, high profile and continuous task undertaken by the Planning Policy team. The associated revenue spending profile however is cyclical and does not fit the conventional 12-month financial planning process for general revenue expenditure. Instead, spending tends to follow the five-year production period of each Local Plan with various peaks and troughs over that time period.
- B4.2 The LPR process is therefore funded through an annual £200,000 revenue contribution, in addition to the existing service budget, with any remaining unspent balances at year end automatically rolled forward into the following financial year. The table below shows the

available revenue resources currently allocated to fund LPR activities, and the spend as at 30<sup>th</sup> June 2021.

Opening Balance 01/04/2021 (including 2021/22 allocation)	Spending April - June 2021	Forecast Spending July - March 2022	Forecast Spending Balance 31/03/2022
£'s	£'s	£'s	£'s
374,320	138,633	443,726	-208,039

Table 7, Local Plan Review budget (Q1, 2021/22)

- B4.3 The above forecast excludes expenditure on the Town Centre Strategy, for which funding proposals were submitted to Policy and Resources Committee on 15th September.
- B4.4 The residual overspend, currently estimated to be £207,000 will be funded from corporate contingency budgets, as agreed by Policy and Resources Committee on 24 March 2021.
- B4.5 In addition to the resources and planned expenditure outlined above, £140,000 was allocated from the 2020/21 underspend for non-spatial planning policy development. This will be overseen by the Interim Local Plan Review Director in consultation with the Chairman and Vice-Chairman of the Strategic Planning and Infrastructure Committee. Planned expenditure on these activities has not been included within the table above.

## Part C

# First Quarter Capital Budget 2021/22

## **B1) Capital Budget: Strategic Planning & Infrastructure Committee (SPI)**

B1.1 The position of the 2021/22 SPI element of the Capital Programme at the Quarter 1 stage is presented in Table 3 below. The budget for 2021/22 includes resources brought forward from 2020/21.

Table 8: SPI Capital Programme 2021/22 (@ Quarter 1)

	Adjusted						Projected Total	Projected
Capital Programme	Estimate	Actual to	Budget				Expenditur	Slippage to
Heading	2021/22	June 2021	Remaining	Q2 Profile	Q3 Profile	Q4 Profile		2022/23
	£000	£000	£000	£000	£000	£000	£000	£000
Strategic Planning & Infrastructure								
Bridges Gyratory Scheme	86	7	80			80	86	
Total	86	7	80			80	86	

B1.2 Comments on the variances in the table above are as follows:

<u>Bridges Gyratory Scheme</u> – the residual budget is being used to fund flood prevention works by the Medway Street subway. Designs have been drawn up. When the necessary approvals have been obtained from Kent County Council Highways Department contractors will be appointed to carry out the work.

## **SPI: Quarter 1 Performance Report**

## **Key to performance ratings**

RAG	RAG Rating				
	Target not achieved				
Δ	Target slightly missed (within 10%)				
<b>②</b>	Target met				
	Data Only				

Dire	Direction				
1	Performance has improved				
-	Performance has been sustained				
•	Performance has declined				
N/A	No previous data to compare				

## **Performance Summary**

RAG Rating	Green	Amber	Red	N/A¹	Total
KPIs	5	0	1	1	7
Direction	Up	No Change	Down	N/A	Total
Last Quarter	2	2	3	0	7
Last Year	2	2	3	0	7

- 83.3% (5) of (6) targetable quarterly key performance indicators (KPIs) reportable to the Strategic Planning and Infrastructure Committee achieved the Quarter 1 (Q1) target1.
- Compared to last quarter (Q4 2020/21), performance for 42.9% (3) of (7) KPIs has declines, and for 28.6% (2) of (7) KPIs has improved<sup>1</sup>.
- Compared to last year (Q1 2020/21), performance for 28.6% (2) of (7) KPIs has improved, for 28.6% (2) of (7) KPIs has been sustained, and for 42.9% (3) of (7) KPIs has declined<sup>1</sup>

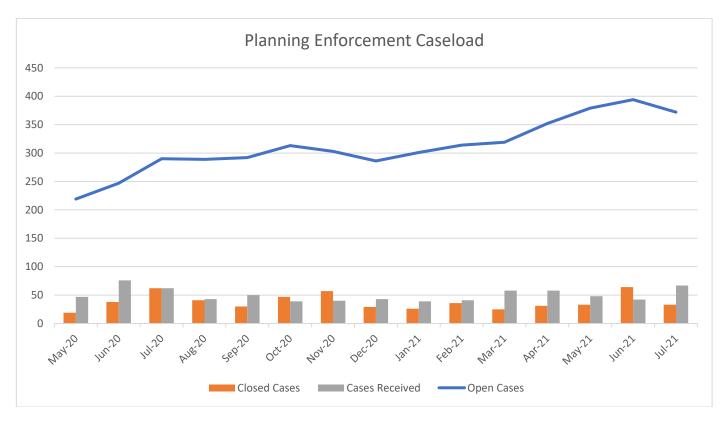
**Embracing Growth & Enabling Infrastructure** 

	Q1 2021/22				
Performance Indicator	Value	Target	Status	Short Trend (Last Quarter)	Long Trend (Last Year)
Percentage of priority 1 enforcement cases dealt with in time	100%	95%	<b>&gt;</b>		-
Percentage of Priority 2 enforcement cases dealt with in time	73.79%	90%		•	•
Number of enforcement complaints received	148	-			•
Processing of planning applications: Major applications (NI 157a)	92.86%	90.00%		•	•
Processing of planning applications: Minor applications (NI 157b)	97.12%	95.00%		•	•
Processing of planning applications: Other applications (NI 157c)	100.00%	98.00%			
Number of affordable homes delivered (Gross)	150	150			•

 $<sup>^{\</sup>scriptscriptstyle 1}$  PIs rated N/A are not included in the summary calculations  $39\,_1$ 

		Q:	1 2021/22		
Performance Indicator	Value	Target	Status	Short Trend (Last Quarter)	Long Trend (Last Year)
Affordable homes as a percentage of all new homes		А	nnual KPI		
Net additional homes provided (NI 154)		А	nnual KPI		

	Open planning enforcement cases (as of start of each month)					
	Value	Target	Status	Short Trend (Last Month)	Long Trend (Last Year)	
April 2021	352			•	N/A	
May 2021	379			•	N/A	
June 2021	394			•	N/A	



The 'Percentage of Priority 2 enforcement cases dealt with in time' KPI achieved a figure of 76.79%, missing its target of 90% by more than 10%. This performance looks at the period from April to June, where the team started off the quarter understaffed the team had two new officers join them in May. And whilst performance on priority 2 cases remains below target, the enforcement team have seen cases almost doubled over the last year, from 219 lives cases in April 2020 to over 400 cases in July. In addition to this, the have one staff member off on long term sick.

Case numbers continue to rise and, whilst the number of cases closed has increased month on month, there is still a significant backlog of cases from the lockdown period. Whilst these are being progressed, this is taking time.

## Updates from 2020/21

The annual outturns for 2020/21 were unavailable for two KPIs when reporting last quarter: 'Affordable homes as a percentage of all new homes', and 'Net additional homes provided (NI 154)'. This information is now available and provided below, with both indicators exceeding their annual targets.

	Annual KPI 2020/21					
Performance Indicator	Value	Target	Status	Short Trend (vs 19/20)	Long Trend (vs 18/19)	
Affordable homes as a percentage of all new homes	25.26%	20%				
New additional homes provided (NI 154)	1354	883	<b>&gt;</b>			

# STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE

# 21 September 2021

## **Recovery and Renewal Actions**

Final Decision-Maker	Strategic Planning and Infrastructure Committee
Lead Head of Service	Alison Broom, Chief Executive
Lead Officer and Report Author	Angela Woodhouse, Head of Policy Communications and Governance
	William Cornall, Director of Regeneration and Place
	Anna Collier, Corporate Insight, Communities and Governance Manager
Classification	Public
Wards affected	All

## **Executive Summary**

This report details proposed actions for recovery and renewal from the COVID-19 public health emergency that relate to Strategic Planning and Infrastructure Committee's terms of reference. The actions at Appendix A have been developed following Councillor and Officer input, including briefings, workshops and formal debate at a previous Policy and Resources Committee.

## **Purpose of Report**

Discussion and Recommendation: For the Committee to provide feedback along with other committees for consideration at the next Policy and Resources Committee meeting in October.

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

1. Consider the actions at appendix A and agree feedback to the Policy and Resources Committee for consideration on 20 October 2021.

Timetable			
Meeting	Date		
Communities, Housing and Environment Committee	31 August 2021		
Economic Regeneration and Leisure Committee	14 September 2021		
Policy and Resources Committee	15 September 2021		

Strategic Planning and Infrastructure Committee	21 September 2021
,	20 October 2021 and 6-monthly until October 2023

## **Recovery and Renewal Actions**

## 1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	<ul> <li>Embracing Growth and Enabling Infrastructure</li> <li>Safe, Clean and Green</li> <li>Homes and Communities</li> <li>A Thriving Place</li> <li>The actions recommended align with the Council's ambitions set out in our strategic plan including the areas of focus agreed by Full Council in February 2021 for 2021-26-</li> </ul>	Head of Policy Communications and Governance
Cross Cutting Objectives	<ul> <li>The four cross-cutting objectives are:</li> <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> The action plan is cross-cutting and will have a positive impact on the Council's cross cutting objectives and in particular that deprivation and social mobility are reduced	Head of Policy Communications and Governance
Risk Management The action plan has been put in place to mitigate the risks to our economy and communities and the council.		Head of Policy Communications and Governance
Financial	In addition to the un-ringfenced grant, the Government has announced the £56 million 'Welcome Back Fund', Maidstone's allocation from this fund is £153,551.  Several ringfenced and other grants will continue support specific activities related to the Council's COVID-19 response. These include the Contain Outbreak Management	Section 151 Officer & Finance Team

	Fund (COMF), from which Maidstone has been allocated £222,043 for 2021-22, in addition to £371,103 devolved from Kent County Council during 2020/21, Test and Trace Grants and New Burdens funding.  The Council also has access to other funding streams which may be used to support certain activities linked to recovery planning. These include s106 funding for town centre planning, and income retained through the Kent Business Rates Pool which can be used for activities which support economic development more widely.	
Staffing	Staffing implications have been set out in the action plan where additional staffing resources are needed to deliver the projects.	Head of Policy Communications and Governance
Legal	The Council has a general power of competence under section 1 of the Localism Act 2011 to do anything an individual can do provided it is not prohibited by other legislation.  The Local Government Act 1972, section 111(1) also empowers a local authority to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions. The recommendation and the proposals in this report regarding recovery and renewal from the COVID-19 pandemic are arrangements that can be undertaken under the above legislation.  The Council will also be obliged to comply with relevant legislation, such as the Coronavirus Act 2020, related regulations, the Public Health (Control of Disease) Act 1984 and such other updated legislation required to address the continuing impacts of the Covid-19 pandemic on the recovery proposals being considered by the Council	Legal Team

	as part of the "Build Back Better" agenda.	
Privacy and Data Protection	Some of the projects may require data protection impact assessments if they involve new activities and/or personal data. These will be completed prior to activities commencing.	Corporate Insight, Communities and Governance Team
Equalities	Some projects may need an EQIA completed. These will be completed prior to activities commencing.	Corporate Insight, Communities and Governance Manager
Public Health	We recognise that the recommendations will have a positive impact on population health or that of individuals.	Public Health Officer
Crime and Disorder	The report includes actions that may have a positive impact in terms of crime and disorder with actions on community responsibility, resilience and levelling up	Head of Policy Communications and Governance
Procurement	On accepting the recommendations, the Council will then follow procurement exercises in line with financial procedure rules.	Head of Policy Communications and Governance
Biodiversity and Climate Change	The Committee has identified that the green agenda is important in its approval of the build back better principles, the actions will support the Council's Biodiversity and Climate Change Strategy, particularly those set out within the way we work theme.	Biodiversity and Climate Change Officer

### 2. INTRODUCTION AND BACKGROUND

- 2.1. The Council's consideration of its approach to recovery from the COVID-19 pandemic commenced in June 2020. A framework of objectives and themes was agreed by the Policy and Resources Committee at its meeting on 24 June 2020 following consultation with a politically balanced member group. It was agreed that this group would, amongst other things, provide feedback and suggestions for proposed actions for recovery ahead of these being sent to the relevant committees for decision making where this was required.
- 2.2. The Council's initial consideration of recovery was undertaken in the context of significant budgetary constraints and uncertainties. However, as part of the local government financial settlement for 2021/22 councils across the country received additional resources for addressing COVID-19 and its effects. This was reported to the Policy and Resources Committee on 10

February 2021 where it was noted that Maidstone's share of the unringfenced grant was £860,000. In line with government guidance, the first call on this grant was identified as for the immediate COVID-19 response in 2021/22. It was later recognised that it would be appropriate to deploy this funding to support the recovery from COVID-19 and that a further report would be brought to Policy and Resources Committee setting out the recovery strategy and likely funding requirements. As this is a one-off grant, it would not be prudent to use it to offset underlying budget pressures and it is was not therefore included within the Strategic Revenue Projection. The revenue outturn for 2020/21 was better than had been feared at times during the year for the reasons set out in the 4th Quarter Finance, Performance and Risk report presented to the Policy and Resources Committee on 23rd June 2021. Given this context consideration could be given to applying the £860,000 grant to projects which would help deliver the recovery objectives, KPIs and updated areas of focus already in place

- 2.3. Further Councillor engagement took place through a briefing held on 9 June 2021. The briefing covered:
  - Updated position on the impact and effect of the pandemic
  - Themes previously agreed by Policy and Resources Committee
  - Project ideas reflecting the objectives and KPIs previously agreed

Following this, a discussion paper was presented to and debated at Policy and Resources Committee on 23 June and a follow up meeting was then held with Service Committee Chairs and Vice Chairs to continue to work on the Council's approach to recovery and renewal including a distilled list of projects.

- 2.4. From the discussions with Councillors, Build Back Better principles for Maidstone have been agreed and an Action Plan developed which meets the cross-cutting principles.
- 2.5. It was identified by Councillors at the workshops and at committee that whilst funding was from a one-off source, it should be put to use in ways to ensure legacy and longevity where possible. Actions have been identified that will ensure we maximise the one-off spend to leave a legacy.
- 2.6. An Action Plan has been developed for Recovery and Renewal with the following themes:
  - Vibrant Economy
  - Community Resilience
  - The Way we Work
  - Responding to Increased Demands

The plan has been considered by Policy and Resources Committee and this Committee is now asked to consider those actions that fall within its terms of reference and provide comment to Policy and Resources Committee.

2.7. Policy and Resources Committee have strategic oversight for recovery and renewal and progress on the final plan will be reported to the Committee on a six-monthly basis.

- 2.8. It should be noted that the Council has existing responsibilities in relation to responding the Pandemic and if the current surge continues this may result in an increased demand in support for those affected by COVID-19. The Action Plan is such that not all work will commence at the same time, nor will it require the total resource to be allocated and spent immediately. As such, if further resources were required to respond to the pandemic, actions and spending could be paused and adjusted and reported to this Committee to ensure the Council remains in a state of readiness to respond.
- 2.9. The Council is currently undertaking a number of initiatives in response to the pandemic including:
  - Maintaining a community hub and helpline,
  - Identifying and supporting financially vulnerable people
  - Initiatives to re-open the high street safetly including digital campaigns and promotions to encourage visitors
  - Making the best use of the homeless prevention grant to enable households to remain in their homes
  - COVID-19 compliance checks
  - Agile working
  - Distributing grants to businesses affected by the pandemic
- 2.10. We have previously reported on our response to the pandemic and these reports are listed as background documents.
- 2.11. There is one appendix to the report containing more information on the actions for this Committee's consideration:
  - Appendix A –Actions assigned to SPI

Actions assigned to this Committee fall within the "Responding to Increased Demands from Covid-19 theme".

- 2.12. The first is to increase service resilience through additional resource through a temporary fixed term post in the Development Control team as the Council is experiencing over 30% more applications at the present time compared to pre-pandemic figures. The second action is to increase resilience and support within the enforcement team to deal with the backlog of cases created as a result of the pandemic.
- 2.13. A third action has been identified for the Heritage and Landscape service with the proposal for two additional fixed term posts to deal with an increase in workload, a backlog of Tree Preservation Order requests and assistance with the new Town Centre Strategy.

#### 3. AVAILABLE OPTIONS

3.1 The Committee is asked to consider the actions for recovery and renewal that are outlined in Appendix A for comment. The Committee is asked to comment on the proposals and make recommendations as appropriate.

### 4. RISK

4.1 The Coronavirus Pandemic has had a severe and long-lasting impact on the lives of Maidstone communities and businesses, not responding and effectively planning for recovery and renewal will increase the risk to our communities and businesses as well as the Council. The Council's corporate risk register contains risks relating to the pandemic the actions proposed will mitigate the risks.

### 5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

5.1 As well as consultation with Councillors through the Member COVID-19 recovery consultative forum, reports were received on a regular basis by Policy and Resources in 2020 and 2021:

24 June 2020: Response to Covid19 Public Health Emergency

Approach to recovery from the Covid19 Pandemic

16 September 2020: Strategic Plan Review – Update on Priority Milestones

20 January 2021: Strategic Plan – Proposed Areas for Focus 2021-2026

and Key Performance Indicators for Covid-19

Recovery

10 February 2021: Strategic Plan Refresh

- 5.2 On the 9 June 2021 a virtual member briefing was held for Members where information was provided on the impact to date of the pandemic, and stimulated discussion on what to 'Build Back Better' would mean for Maidstone, this was followed by a discussion paper on 23 June 2021 and a workshop with the Service Committee Chairs and Vice Chairs all of this feedback has been taken into account in the development of the actions for recovery and renewal.
- 5.3 A report was taken to Policy and Resources on the 21 July to agree the projects and actions for recovery and renewal for the purpose of engagement with the service committees.

## 6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

6.1 Proposals will be presented to all four Service Committees before being taken for consideration by Policy and Resources in October, work will then commence on the actions when approved including communication.

#### 7. REPORT APPENDICES

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

Appendix A: Recovery and Renewal Actions

#### 8. BACKGROUND PAPERS

24 June 2020: Response to Covid19 Public Health Emergency <a href="http://app07:9080/documents/s71373/Maidstone%20Councils%20Responses">http://app07:9080/documents/s71373/Maidstone%20Councils%20Response%20to%20Covid19%20Pandemic.pdf</a>

24 June 2020: Approach to recovery from the Covid19 Pandemic <a href="http://app07:9080/documents/s71374/Maidstone%20Councils%20approach%20to%20Recovery%20from%20the%20Covid19%20Pandemic.pdf">http://app07:9080/documents/s71374/Maidstone%20Councils%20approach%20to%20Recovery%20from%20the%20Covid19%20Pandemic.pdf</a>

16 September 2020: Strategic Plan Review – Update on Priority Milestones <a href="http://app07:9080/documents/s72419/Strategic%20Plan%20Review%20-%20Update%20on%20Priority%20Milestones.pdf">http://app07:9080/documents/s72419/Strategic%20Plan%20Review%20-%20Update%20on%20Priority%20Milestones.pdf</a>

20 January 2021: Strategic Plan – Proposed Areas for Focus 2021-2026 and Key Performance Indicators for Covid-19 Recovery <a href="http://app07:9080/documents/s74258/Strategic%20Plan%20-%20Proposed%20Areas%20for%20Focus%202021-2026%20and%20KPIs%20for%20Covid19%20Recovery.pdf">http://app07:9080/documents/s74258/Strategic%20Plan%20-%20Proposed%20Areas%20for%20Focus%202021-2026%20and%20KPIs%20for%20Covid19%20Recovery.pdf</a>

10 February 2021: Strategic Plan Refresh http://app07:9080/documents/s75590/Strategic%20Plan%20Refresh.pdf

23 June 2021: Recovery and Renewal Discussion Paper <a href="http://app07:9080/ieListDocuments.aspx?CId=577&MId=4624&Ver=4">http://app07:9080/ieListDocuments.aspx?CId=577&MId=4624&Ver=4</a>

21 July 2021: Recovery and Renewal Actions Report to Policy and Resources <a href="http://10.201.64.164/documents/s77897/Recovery%20and%20Renewal%20Actions.pdf">http://10.201.64.164/documents/s77897/Recovery%20and%20Renewal%20Actions.pdf</a>

## **Appendix A – Recovery and Renewal Actions for SPI Committee**

Responding to Increased Demands Arising from COVID-19				
Action	Resources	Target start and end	Committee and Senior Responsible Officer	Principles
Planning – Development Control  During the pandemic development control workload has increased especially for householder applications; it is difficult to say with confidence that this is a temporary effect but anecdotally this is a response to home improvement and in some cases creating a better home working environment. Fee income doesn't cover the additional costs. The resource identified here would enable a short-term response to the pressure, if this proves to be a longer term trend in demand it can be identified in the Medium Term Financial Strategy.  At the present time, the volume of live planning applications is at least 1/3 higher than in February 2020 (pre-pandemic)	£35,000	On approval fixed term position	SPI/WEC	MBC service resilience
Planning Enforcement  Request for an additional short-term post until March 2022 as enforcement activity has risen during the pandemic:	£35,000	On approval fixed term position	SPI/WEC	MBC service resilience

<ul> <li>Live enforcement cases in April 2020 standing at 219 and the end of April figures for 2021 standing at 379, an increase of 73% over the April 2020 figures.</li> </ul>				
The resource identified here would enable a short-term response to the pressure, if this proves to be a longer term trend in demand it can be identified in the Medium Term Financial Strategy				
Planning – Heritage and Landscape	£70,000	On approval fixed term position	SPI/WEC	MBC service resilience
Proposals are for a Heritage Officer and an Arboriculture Officer for a short fixed term period. This will help address the increase in the volume of work:		position		
<ul> <li>Tree applications have increased by 10% on the previous year (from 236 to 260). Alongside this, due to the recently identified need for all MBC Tree Preservation Orders to be reported to Planning Committee, case workload has increased significantly.</li> <li>number of 5-day notices have risen from less than 4 per month to 20 per month.</li> <li>Large volume of TPO requests- current backlog is more than 30 (most arising in 2020/21).</li> </ul>				

Large number of customer enquiries.     The Heritage Officer would also assist with the Town Centre Strategy workstream, particularly around the Council's response to increased Permitted Development rights. This work is integral to helping the town centre respond to the various challenges brought about by the pandemic.  It is unknown whether this is temporary if it continues this will need to be taken account of in the medium term financial strategy.			
Total	£140,000		

# STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE

## **21 September 2021**

## **Housing Land Supply Position 2021**

Final Decision-Maker	Strategic Planning and Infrastructure Committee
Lead Head of Service	Rob Jarman, Head of Planning and Development
Lead Officer and Report Author	Helen Garnett – Senior Planning Officer, Strategic Planning
Classification	Public
Wards affected	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 2020-21, our performance against the government's 3-year Housing Delivery Test, and our 5-year Housing Land Supply position.

In summary, there were 1,354 dwellings completed in the monitoring year 2020-2021, against our annual 883 requirement. Our performance against the 3-year Housing Delivery Test is at 144% (pending confirmation from central government in November 2021). This excellent performance means that the Council has now compensated for the shortfall in housing completions in the early years of the adopted Local Plan (2011-2013), 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. The Council is able to demonstrate a strong 5.6 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	
Meeting	Date
Strategic Planning and Infrastructure	21st September 2021
Committee	·

## **Housing Land Supply Position 2021**

## 1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	<ul> <li>The four Strategic Plan objectives are:</li> <li>Embracing Growth and Enabling Infrastructure</li> <li>Safe, Clean and Green</li> <li>Homes and Communities</li> <li>A Thriving Place</li> <li>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.</li> </ul>	Rob Jarman
Cross Cutting Objectives	<ul> <li>The four cross-cutting objectives are:</li> <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> <li>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.</li> </ul>	Rob Jarman
Risk Management	This report is presented for information only and has no risk management implications.	Rob Jarman
Financial	This report is presented for information only and has no direct financial implications.	[Section 151 Officer & Finance Team]
Staffing	This report is presented for information only and has no staffing implications.	Rob Jarman
Legal	This report is for noting and does not raise any specific legal implications. More widely, the reporting of housing data to central government is governed by The Town &	Russell Fitzpatrick (MKLS (Planning)

	Country Planning (Local Planning) (England) Regulations 2021 and informed by national planning policy and guidance.	
Privacy and Data Protection	There are no privacy and data protection implications as a result of this report.	Policy and Information Team
Equalities	There are no equalities implications as a result of this report.	Equalities and Communities Officer
Public Health	There are no public health implications arising from this report.	[Public Health Officer]
Crime and Disorder	There are no crime and disorder implications arising from this report.	Rob Jarman
Procurement	There are no procurement implications arising from this report.	[Head of Service & Section 151 Officer]
Biodiversity and Climate Change	<ul> <li>The implications of this report on biodiversity and climate change have been considered and cross cutting issue are highlighted here;</li> <li>Biodiversity and Environmental Sustainability is respected and where possible enhanced as developments proceed (eg. Trees planted, carbon offset, nature corridors respected).</li> <li>Sustainable materials and practices are sought and encouraged throughout development.</li> <li>Energy efficiency technologies, insulation and materials are utilised and future proof pathways for energy needs are considered.</li> <li>Climate projections are considered for development locations and buildings are made resilient to the likely impacts of Climate Change.</li> </ul>	Biodiversity and Climate Change Manager

## 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. This includes compensating for under-delivery in the early years of the plan period. To ensure we remain on track to meet this requirement, the Council is 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 2020-21, 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 2020-2021

- 2.3 Over the monitoring year 1 April 2020 to 31 March 2021, there were 1,354 dwellings completed across the borough, bringing the total number of completed dwellings to 9,095 over the plan period. This represents 51.5% 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. Consequently, 2020-21 saw the council meet its remaining undersupply of 206 dwellings in full.
- 2.4 New build dwellings made the most significant contribution to the overall number of completions, totalling 95%. 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 2020/21, the brownfield/greenfield split was 29% and 71% respectively. Appendix 1 of this report shows an itemised list of housing completions for 2020/21.
- 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 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 3,804, to help compensate for under-delivery early in the plan period, equating to a HDT performance of 144% for this reporting year (see table 1.1).
- 2.9 On 06 September 2021, the MHCLG issued a Written Ministerial Statement indicating that the 2021 Housing Delivery Test measurement will apply a four-month or 122 day adjustment to the housing requirement figures for 2020-21, in order to account for fluctuations arising from the COVID-19 pandemic. In 2020 such an adjustment was applied for a one-month period.
- 2.10 Note that this figure is provisional and subject to confirmation through central government publication in November 2021.

Table 1.1: Maidstone's performance against the Housing Delivery Test, November 2021

	Completions	LP 2017	Difference	Percentage of target
2018/19	1,146	883	263	
2019/20	1,304	883	421	
2020/21	1,354	883	471	
Total	3,804	2,649	1,155	144%
2020/21 With HDT				
Adjustments	3,804	2,288	1,516	166%

2.11 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

- 2.12 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.
- 2.13 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.
- 2.14 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.
- 2.15 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**

2.16 The general consensus from the aforementioned Developer's Forum is that market demand has strengthened. This can be attributed to demand arising from those looking to relocate out of London to the wider South East. This has been highlighted in the press<sup>1</sup>, which notes that people expressing the greatest desire to move sales are in London and the commuter belt, given the greatest changes to work and transport patterns in these areas. According to them, July 2020 was the busiest month for home buying since

<sup>&</sup>lt;sup>1</sup> https://www.propertyreporter.co.uk/finance/where-have-property-sales-seen-the-biggest-pandemic-bounce-backs-and-declines.html (Accessed 30/08/21), https://www.rightmove.co.uk/news/articles/property-news/housing-market-busiest-month-for-over-ten-years/ (last accessed 21/08/2020)

- they began tracking the data over ten years ago, with sales up 38% compared to July 2019. This has translated volumes in the South East increasing by 42.5% between Q1 2020 and Q1 2021.
- 2.17 Whilst sales and delivery are high, forum attendees expressed concern surrounding materials and labour shortages. This issue is having a twofold impact, first in delaying desired build out rates, and second, by pushing the cost of construction up. Higher demand and the resulting increase in sales values, are so far covering the additional cost of materials and labour however, uncertainties over potential future demand mean that there it was not guaranteed that the costs of these shortages could continue to be absorbed. Major Infrastructure projects such as the Lower Thames Crossing were also considered to pose a further potential threat to materials and labour costs, particularly in the South East.
- 2.18 Therefore, whilst completions rates have been high which has resulted in 2020/21 delivery exceeding that of 2019/20, there remains some doubt in the market. Our average trend-based build out rate for large sites was 49 units per annum, however the 2020 Forum agreed that 40 units per annum would be more realistic in the then climate. Given the uncertainty in the market and the potential for materials and labour shortages, it was suggested that a cautious approach should be taken this year. This is a cautious approach but is considered to be appropriate and robust in light of the uncertainties surrounding the 'new normal'. Accordingly, this 20% reduction has remained for delivery rates for site of 50+ units, across years 1 to 5. 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.

## 5-year housing land supply buffer requirement

- 2.19To 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>
- 2.20 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 - 2021

2.21 Given the above, as at 1 April 2021 Maidstone Borough Council is able to demonstrate 5.6 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 2021. Changes will have occurred since that date in terms of

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

- additional planning permissions and completions, as well as the evolving position regarding materials and labour, and the wider implications on delivery and the construction industry more generally.
- 2.22 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).
- 2.23All 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.

Table 1.2: 5-year housing land supply 1 April 2021

	5 - year housing land supply - 'Maidstone Hybrid'	Dwellings	Dwellings
	method	(net)	(net)
1	Objectively Assessed Need (OAN) 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.21 (883 x 10 years)	8,830	
4	Minus completed dwellings 01.04.11 to 31.03.21	9,095	
5	Shortfall against target 01.04.11 to 31.03.20	-265	
6	Annual delivery of shortfall 206/6 years (Maidstone Hybrid)	-44	
	,		
7	Five-year delivery target 01.04.21 to 31.03.26 (883x5)	4,415	
8	Plus shortfall against OAN 34x5 years <sup>3</sup>	0	
9	5% buffer (Housing Delivery Test @ November 2020 146%)	221	
10	Total five year housing land target at 01.04.20		4,636
	-		·
11	Five-year land supply at 01.04.20		5,147
12	Surplus		512
13	No. years' worth of housing land supply (4,636/5 = 963; 5,147/963. = 5.6)		5.6

2.24 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 2021' (Appendix 3 of this report).

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<sup>&</sup>lt;sup>3</sup> Shortfall met in the year 2020/21

- 2.25 The Local Plan is currently undergoing a review, and it is expected that this review will be adopted in 2022/23. From adoption sites allocated in the Local Plan Review will count towards the Council's 5-year housing land supply.
- 2.26 Subsequent to this SPI meeting, the 2021 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.

#### 3. AVAILABLE OPTIONS

3.1 This report is for noting only.

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

4.1 This report is for noting only.

#### 5. RISK

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

### 6. REPORT APPENDICES

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

- Appendix 1: Itemised completions 2020/21
- Appendix 2: Itemised 5-year housing land supply
- Appendix 3: Housing Land Supply Update Analysis Paper, 1 April 2021

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
17/506308	17/506308	Tanyard Farm, Old Ashford Road	Lenham, Kent, ME17 2DH	01-Feb-18	0	F2	0.46	590302	151962	Harrietsham And Lenham	Lenham CP	2		2
17/505255	17/505255	La Rochelle, Church Lane	Harrietsham, Kent, ME17 1BG	11-Jan-19	100	C31	0.23	587486	152725	Harrietsham And Lenham	Harrietsha m CP	1		1
17/505332	18/501587	Land To The Rear Of Highbourne Park, Rayners Hill	Lenham, Kent, ME17 2PE	30-May-18	100	C2B	0.29	592361	152433	Harrietsham And Lenham	Lenham CP	1		:
18/504382	18/504382	Lower Danes, Ashford Road	Harrietsham, Kent, ME17 1BN	15-Nov-18	100	B8	0.49	587494	152616	Harrietsham And Lenham	Harrietsha m CP	3		3
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	18		18
3 16/506736	16/506736	Part Norham Farm, Lenham Heath	Maidstone, Kent, ME17 2BT	31-Oct-16	100	C32	0.27	591662	149537	Harrietsham And Lenham	Lenham CP	1		:
14/502973	17/504450	Land West Of Ham Lane	Lenham, Kent, ME17 2LP	16-Mar-18	0	F1	3	588960	152378	Harrietsham And Lenham	Lenham CP	21		2
13/2079	18/506068	Land South West Of Hermitage Lane/Oakapple Lane Springwood Road Stair	Barming Maidstone Kent	27-Feb-19	0	R4	3.11	572877	155376	Barming	Barming CP	13		1
15/502970	15/502970	Accommodation Campus, Springwood Road	Barming	28-Sep-18	100	C31	1.21	573086	155287	Heath			27	-2
17/502072	18/505417	Land South Of Forstal Lane	Coxheath, Kent	18-Feb-19	0	F1	7.88	574811	151372	Coxheath And Hunton	Coxheath CP	81		8
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	71		7:
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 Sutton	Thurnham CP	32		3.
18/506599/P NQCLA	18/506599 /PNQCLA	Coombe Farm, Sutton Valence Hill	Sutton Valence, Kent, ME17 3AX	28-Feb-19	0	F2	0.13	580732	148861	Valence And Langley	Sutton Valence CP	3		:
18/506050	18/506050	100 Hastings Road	Maidstone, Kent, ME15 7SR	01-Feb-19	100	C32	0.07	576553	155092	High Street		1		

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
17/501835	18/502806 /PNOCLA	11 Station Road,	Maidstone, Kent, ME14 1QN	17-Jul-18	100		0.06	575970	156050	High Street		10		10
MA120907	17/504854	1C King Edward Road,	Maidstone, Kent, ME15 6PN	12-Dec-17	100	C32	0.01	576064	154967	High Street		2		2
17/500761	17/500761	7 Clarendon Place, King Street,	Maidstone, Kent, ME14 1BQ	12-Jul-17	100	B1A	0.04	576502	155738	High Street		2		2
17/505228	17/505228	8 Foster Street	Maidstone, Kent, ME15 6NH	08-Jan-18	100	C31	0.02	576245	155274	High Street			1	-1
17/505140	17/505140	First Floor, 89 Bank Street	Maidstone, Kent, ME14 1SD	22-Dec-17	100	B1A	0.03	576038	155704	High Street		2		2
17/504632	17/504632	Land At Brunswick Street	Maidstone, Kent	07-Mar-18	100	B1A	0.5	576251	155201	High Street		47		47
17/503690	17/503690	17 Bell Lane	Staplehurst, Kent, TN12 0BB	26-Nov-18	0	c33	0.2	578346	143029	Staplehurst	Staplehurs t CP	1		1
17/504381/P NQCLA	17/504381 /PNQCLA	Bramble Farm, Clapper Lane,	Staplehurst, Kent, TN12 OJS Staplenurst,	19-Oct-17	0	F2	0.86	577821	145144	Staplehurst	Staplehurs t CP	1		1
17/505541/P NQCLA	17/505541 /PNQCLA	Chickenden Oast, Chickenden Lane,	Tonbridge, Kent, TN12 ODP Stapienurst,	28-Dec-17	0	F2	0.04	581197	143638	Staplehurst	Staplehurs t CP	1		1
17/504258	18/501928	Holman House, Station Road	Tonbridge, Kent, TN12 0QQ	28-Sep-18	100	B1A	0.14	578579	144005	Staplehurst	Staplehurs t CP	7		7
14/504986	15/509490	Thorford Hall Farm, Goudhurst Road,	Staplehurst, Kent, TN12 0HQ	18-Apr-16	0	F2	0.06	577164	141113	Staplehurst	Staplehurs t CP	1		1
15/509402	17/505877	Land At Mount Avenue/Blunden Lane	Yalding, Kent	21-May-18	0	N2	3.05	570084	150309	Marden And Yalding	Yalding CP	24		24
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	38		38
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	38		38

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
17/505395	17/505395	Spencer's Field, Goudhurst Road	Marden, Kent	18-Jul-18	0		2.521	574123	144063	Marden And Yalding	Marden CP	18		18
16/502864		The Limes, West End	Marden, Kent, TN12 9JA Bougnton	27-May-16	0	C32	0.05	574170	144671	Marden And Yalding Bougnton	Marden CP	1		1
15/504178	1 '	The Barn, The Nursery, Wierton Hall Farm, East Hall Hill	Monchelsea, Kent, ME17 4JU	13-Apr-16	0	F2	0.1	578496	149928	Monchelsea And Chart Bougnton	under Blean CP	1		1
15/507115	15/507115 /PNQCLA	Ladds Court Farm, Chart Hill Road	Chart Sutton, Kent, ME17 3RQ Bougnton	27-Oct-15	0	F2	0.04	579637	149565	Monchelsea And Chart Bougnton	Bougnton	1		1
15/509961	. 15/509961	Land at Church Street and Heath Road,	Monchelsea, Kent	27-Oct-17	0	F1	1.49	577025	150867	Monchelsea And Chart Bougnton	Monchelse a CP Bougnton	5		5
18/502683	18/502683	Lyewood Farm, Green Lane	Boughton Monchelsea Boughton	17-Sep-18	0		1.26	577188	151314	Monchelsea And Chart Boughton	Monchelse a CP Bougnton	29		29
MA091950	17/500098	The Piggeries, The Quarries,	Monchelsea, Maidstone, Kent,	01-Jun-17	0	F2	0.27	575879	151758	Monchelsea And Chart	Monchelse a CP	1		1
16/500523	16/500523	237 Boxley Road	Maidstone, Kent, ME14 2BG	07-Apr-16	100	c33	0.03	576322	156817	North		1		1
16/507471	. 17/502432	Springfield site, Moncktons Lane,	Royal Engineers Rd MAIDSTONE	08-Jun-18	100		1.55	575568	156885	North		132		132
18/503318	18/503318	Ivy Farm, Lidsing Road	Lidsing, Kent, ME7 3NL	22-Aug-18	100	C32	0.02	578687	162268	Boxley	Boxley CP	1		1
18/505896	18/505896	Boarley Farm, Boarley Lane	Sandling, Kent, ME14 3BS	07-Feb-19	100	R4	0.12	576209	159461	Boxley	Boxley CP	1		1
15/500451	15/500451	48 Lancet Lane	Maidstone, ME15 9SD	25-Sep-15	100	C31	0.23	575881	152842	South		2		2
17/500274	17/500274	5 Pheasant Lane,	Maidstone, Kent, ME15 9QR	03-Apr-17	100	C32	0.14	576714	153181	South		1		1
18/503218	18/503218	Bydews Place, Farleigh Hill	Tovil, Maidstone, Kent, ME15 0JB	14-Sep-18	0	F2	0.23	574840	154295	South	Tovil CP	1		1

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
18/503306	18/503306	Land Rear To, 422 Loose Road	Maidstone, ME15 9TU	22-Aug-18	0	B1A	0.03	576449	153437	South		1		1
18/501920	18/501920	23 Hayle Road	Maidstone, Kent, ME15 6PE	04-Jul-18	100	C31	0.03	576128	154999	High Street			1	-1
17/504428	17/504428	180-188 Union Street	Maidstone, Kent, ME14 1EY	07-Mar-18	100	Т3	0.54	576525	155973	High Street		47		4
17/501778	17/501778	West of Eclipse, Old Sittingbourne Road	Maidstone, Kent, ME14 3EN	04-May-18	0	F1	2.02	577567	157251	East Sutton		17		17
16/504047	16/504047	Crossways, Maidstone Road,	Sutton Valence, Kent, ME17 3LR	09-Jun-17	100	C31	0.3	581253	150183	Valence And Langley	Sutton CP	3		:
15/509960	18/503784	Warmlake Business Estate, Maidstone Road	Sutton Valence, Kent, ME17 3LQ	04-Dec-18	100	В8	0.91	. 581108	150303	Valence And Langley	Sutton Valence CP	4		
16/508573	16/508573	Great Humphreys Farmhouse, Coldbridge Lane	Grafty Green, Kent, ME17 2AX	08-May-17	0	F2	0.62	587030	147862	Headcorn	Monchelse a CP	1		
11/1339	15/507194	Land adj, Ulcombe C of E Primary School, The Street,	Ulcombe, Kent, ME17 1DU	30-Mar-16	100	D1C	0.09	584788	584788	Headcorn	Ulcombe CP	3		
17/504956/P NQCLA		Rough Field Wood Barn, Church Farm	Ulcombe, Kent, ME17 1DN	20-Nov-17	0	F2	0.11	. 584524	149314	Headcorn	Ulcombe CP	1		:
MA001283	18/502001 /PNQCLA	The Barn, Stonehall Farm	Maidstone, Kent, ME17 1EU	04-Jul-18	0	F2	0.03	584758	147473	Headcorn	Ulcombe CP	1		
18/501566/P NQCLA	1 '	The Barn At, Knowle Hill Farm, Knowle Hill	Maidstone, Kent, ME17 1ES	04-Jun-18	0	F2	0.03	585883	149262	Headcorn	Ulcombe CP	1		
15/504824/P NQCLA	'	The Cow Shed, Land Adj, Little Southernden Barn, Southernden R	Headcorn, Kent, TN27 9LL	19-Jul-17	0	F2	0.08	586380	146047	Headcorn	воиgnton Malherbe CP	3		
17/504824	18/505096	Land Adjacent To, 28 Fant Lane	Maidstone, Kent, ME16 8NN	20-Dec-18	100	C32	0.03	573800	154874	Fant		2		
18/501140	18/501140	1 Bower Terrace,	Maidstone, Kent, ME16 8RY	03-May-18	100	B1A	0.02	575390	155350	Fant		4		4

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
17/502197	17/502107	Land adj, 13 Gordon Court,	Maidstone, Kent, ME15 0QF	06-Sep-17	0	c33	0.00	575190	151367	Loose		1		1
		14 Kings Road And 4 And 37 Forge	Heaucorn, Ashford, Kent,	00-3ер-17		C33	0.03	373130	131307	Loose	Headcorn			
17/503909	17/503909	Meadows,	TN27 9QU	05-Dec-17	100	C32	0.07	583445	144424	Headcorn	СР	2		2
16/504604/P NQCLA	18/506546 /PNQCLA	Barn at Moat Farm, Maidstone Road,	Headcorn, Kent, TN27 9RL	14-Feb-19	0	F2	0.21	582707	145226	Headcorn	Headcorn CP	2		2
16/507035	16/507035	Gibbs Hill Farm, South of Grigg Lane	Headcorn, Kent, TN27 9LY	11-May-18	0	F1	1.697	584287	144483	Headcorn	Headcorn CP	41		41
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	65		65
15/507424	17/501093		Headcorn, Kent, TN27 9RJ	15-Sep-17	0	F1	3.7	582871	144871	Headcorn	Headcorn CP	16		16
16/506723	16/506723 /PNQCLA	Luckhurst Farm, Love Lane	Headcorn, Kent, TN27 9HL	31-Oct-16	0	F2	0.04	585478	144125	Headcorn	Headcorn CP	1		1
18/500884	18/500884	Sunhill Farm, Stonestile Road	neaccorn, Ashford, Kent, TN27 9PG	11-May-18	0	F2	0.17	582329	145146	Headcorn	Headcorn CP	1		1
18/506630	18/506630	Hawthorn Cottage, Dunn Street	Bredhurst, Kent, ME7 3NB	27-Mar-19	100	C31	0.08	579177	161690	Boxley	Bredhurst CP	2	1	1
19/500270	19/500270	Land West Of, Croquet Lawn, The Street	Detling, Kent, ME14 3JU	20-Mar-19	0	c33	0.09	579385	158094	Detling And Thurnham	Detling CP	1		1
15/507589	18/506603	36A Week Street,	Maidstone, ME14 1RP	29-Mar-19	100	D1B	0.01	576079	155884	High Street		4		4
16/505401	16/505401	Vicarage Field At Wares Farm, Linton	Linton, Kent	11-Jun-18	0	F1	1.93	575388	149607	Coxheath And Hunton	Linton CP	13		13
18/500669/P	18/500669		Maidstone, Kent,							Coxheath And				
NQCLA	/PNQCLA	The Elms, Redwall Lane	ME15 ORL	04-Apr-18	0	F2	0.18	573097	149508	Hunton	Hunton CP	1		1
18/502601	18/502601	Land Rear Of 161, Heath Road	Coxheath, Kent, ME17 4PA	27-Sep-18	0	V3	0.31	574861	151002	Coxheath And Hunton	Coxheath CP	10		10

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
15/503966	18/504192	The Stables, East Court, The Street	Maidstone, Kent, ME14 3JX	22-Oct-18		c33	0.04	579388	158365	Detling And Thurnham	Detling CP	2		2
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	12		12
13/1149	17/504524	Land At Langley Park,	Sutton Road, Maidstone, Kent	27-Nov-18	0	V3	31.63	579313	151785	Valence And Langley		66		66
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	3		3
13/1702	15/506324	Land West Of, Hermitage Lane,	Maidstone, Kent	17-May-16	0	F1	9.65	573059	155612	Heath		15		15
13/1749	16/503641	Land to the East of, Hermitage Lane,	Maidstone, Kent,	21-Dec-16	0	F1	33.02	573385	156335	Heath		27		27
13/1749	17/502767	Land to the East of, Hermitage Lane	Maidstone, Kent	13-Nov-17	0	F1	33.02	573385	156335	Allington		58		58
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	25		25
16/505427	16/505427	Bell Farm, North Street	Barming, Kent	22-Dec-16	0	F1	1.29	572444	154908	Barming		2		2
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	Staplehurs t 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	3		3
MA521	16/504892	Headcorn Hall, Biddenden Road,	Headcorn, Kent, TN27 9JD	10-Aug-17	100	C1A	1.93	584525	142791	Headcorn	Headcorn CP	1		1
14/502010	17/506306	Hen And Duckhurst Farm, Marden Road	Staplehurst, Kent, TN12 OPD	15-Jun-18	0	F1	12.26	578059	143820	Staplehurst	Staplehurs t CP	54		54
16/505425	19/501909 /Full	Wren's Cross, Upper Stone Street	Maidstone, Kent, ME15 6HJ	05-Jul-19	100	E	0.4011	576264	155370	High Street		7		7

	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
	19/500626	19/500626	Springfield, Roundwell	Bearsted, Kent, ME14 4HN Bougnton	03-Apr-19	0	c33	0.07	580726	155533	Bearsted Boughton	Bearsted CP Bougnton	1		1
	18/506158	-	, ,	Monchelsea, Kent, ME17 4DA	29-Oct-19	100	A3	0.27	578267	148874	Monchelsea And Chart Boughton	Monchelse a CP	5		5
	LL	/FULL	Lyewood Farm Oast Green Lane Boughton Monchelsea	Maidstone Kent ME17 4LD	13-Aug-19	0	F2	0.02	577089	151352	Monchelsea And Chart		1		1
	19/504874/FU LL		Delpark Queens Road	Maidstone Kent ME16 OJG	02-Dec-19	100	C31	0.05	574666	155881	Bridge		2	1	1
		19/503481 /FULL	Agricultural Barn Little Griggs Farm Barns Grigg Lane	Headcorn Kent TN27 9LT	07-Oct-19	0	F2	0.05	585495	145050	Headcorn	Headcorn CP	1		1
<u>6</u> 9	13/1979	18/506425	Land North of, Heath Road,	Coxheath, Kent, ME17 4TB	10-Apr-19	0	F1	2.14	573786	151408	Coxheath And Hunton	Coxheath CP	22		22
	18/505079	18/505079	Glebe Cottage, Dunn Street Road	Bredhurst, Kent, ME7 3LX	13-Jun-19	100	C31	0.12	579553	162214	Boxley	Bredhurst CP	2		2
			Green Court, The Street	Bredhurst, ME7 3JY	06-May-19	0	c33	0.05	579558	162302		Bredhurst CP	1		1
,	14/0566		Land South of Heath Road,	Coxheath, Kent, ME17 4PB	11-Jun-19	0	F1	3.35	574539	150880	Coxheath And Hunton	Coxheath CP	0		0
		/FULL	The Dolls House 7 Victoria Orchard	Maidstone Kent ME16 0ED	16-Jan-20	100	C31	0.01	573797	155493	Heath		1		1
		/FULL	Street,	Maidstone, ME15 6LX	23-Dec-19	100	C1A	0.1	576207	155516	High Street		1		1
	18/501680		Land At Rawdon Road Rear Of 48 & 50, Campbell Road	Maidstone, Kent, ME15 6QB	17-Jun-19	0	c33	0.02	576290	155052	High Street		1		1
	18/503936	19/501316	102 Union Street	Maidstone, Kent, ME14 1EH	22-May-19	100	A1	0.01	576337	156022	High Street		7		7
	19/500525	19/500525	25 Campbell Road	Maidstone, Kent, ME15 6PY	04-Apr-19	100	C31	0.02	576194	155072	High Street		2	1	1

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
19/502620/FU LL	19/502620 /FULL	76 Postley Road Maidstone	Kent ME15 6TR	18-Jul-19	100	C31	0.06	576146	154510	High Street		2		2
19/504342/LA WPRO	'	76-78 College Road	Maidstone Kent ME15 6SJ	05-Nov-19	100	C31	0.07	575907	155015	High Street		1		1
	19/504702 /FULL	Land at 70 Highland Road,	Maidstone, Kent, ME15 7QH	24-Dec-19	100	C31	0.02	578136	152891	Shepway South		2		2
19/500248	19/500248	The Vicarage, Old Ashford Road	Lenham, Kent, ME17 2PX	12-Apr-19	100	C32	0.09	590047	152142	Harrietsham And Lenham	Lenham CP	1		1
19/500506	19/500506	Land & Building Adj To Little Pivington Farm, Hubbards Hill	Lenham, Kent, ME17 2EJ	03-Apr-19	0	F2	0.1	592169	152865	Harrietsham And Lenham	Lenham CP	1		1
16/501263	18/505561	Bentletts Scrap Yard, Claygate Road	Yalding, Kent, ME18 6BB	07-Jun-19	100	В	1.91	570237	147155	Marden And Yalding	Collier Street CP	12		12
	19/504512 /PNQCLA	Far Acre Farm, Goudhurst Road	Marden, Kent, TN12 9LT	31-Oct-19	100	F2	0.01	573951	142917	Marden And Yalding	Marden CP	2		2
19/501095	19/501095	1 And 2 Widehurst Cottages, Thorn Road	Marden, Kent, TN12 9LL	23-Apr-19	100	C31	0.48	575719	143159	Marden And Yalding	Marden CP	1	2	-:
	19/503303 /FULL	4A West End Villas West End Marden	Tonbridge Kent TN12 9HZ	03-Oct-19	100	C31	0.04	574069	144590	Marden And Yalding	Marden CP	1	1	(
19/504324/FU LL	19/504324 /FULL	Eyhorne Green Hollingbourne Property Services Ltd Musket Lane	Maidstone Kent ME17 1UU	22-Oct-19	100	B1C	0.02	583126	154642	North Downs	Hollingbou rne CP	2		2
	19/503395 /REM	Land South of Sutton Road	Langley, Kent	29-Nov-19	0	F1	47.29	579559	151877	Park Wood	Langley CP	4		4
19/503541/FU LL	19/503541 /FULL	48 Kent Avenue	Maidstone Kent ME15 7HJ	13-Sep-19	0	V2	0.02	577514	153912	Shepway North		1		1
	19/503652 /FULL	Tovil Working Mens Club	Tovil Hill Tovil ME15 6QS	13-Dec-19	100	P6	0.4728	575545	154537	South	Tovil CP	7		7
	19/502426 /FULL	Land at Fishers Farm, Fishers Road	Staplehurst, Kent	03-Oct-19	0	F1	9.88	578856	144269	Staplehurst	Staplehurs t CP	16		16

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
16/502776	18/506442	509 Loose Road	Maidstone, Kent, ME15 9UQ	24-May-19	100	A3	0.12	576374	153046	South		4		4
13/2038	19/503702 /REM	Land At, Postley Road	Maidstone, Kent, ME15 6RH	20-Dec-19	0	N2	2.65	576055	153823	South	Tovil CP	62		62
05/0737	20/500274 /FULL	Land At Green Court High Street	Staplehurst Kent	27-Mar-20	0	c33	0.05	578522	143141	Staplehurst	Staplehurs t CP	1		1
MA071673	19/505951 /FULL	Elmscroft House Charlton Lane West Farleigh	Maidstone Kent ME15 ONY	27-Feb-20	100	D1C	1.18	572135	152964	Coxheath And Hunton	West Farleigh CP	1		1
18/503485/O UT	18/503485 /OUT	2-6 Brunswick Street	Maidstone Kent ME15 6NP	04-Nov-19	100	C31	0.02	576297	155262	High Street		8		8
19/506301/LD CEX	19/506301 /LDCEX	Bishops Annexe Avery Lane Otham	Maidstone Kent ME15 8RZ	06-Feb-20	100	C31	0.1	580063	152646	Downswood And Otham	Otham CP	1		1
19/506240/FU LL	19/506240 /FULL	4 Chapel Lane Thurnham	Maidstone Kent ME14 4PF	28-Feb-20	0	F1	0.03	579414	156374	Detling And Thurnham	Thurnham CP	1		1
16/507545/FU LL	16/507545 /FULL	Kent Food Park Smarden Road	Headcorn Kent TN27 9TA	13-Jan-17	100	B1C	0.16	584297	144177	Headcorn	Headcorn CP	5		5
20/504758/LD CEX	20/504758 /LDCEX	Morry Lodge Morry Lane	East Sutton Kent ME17 3DR	05-Feb-21	100	C31	0.04	583788	149735	Headcorn	East Sutton CP	1		1
20/506134/LD CEX	20/506134 /LDCEX	Little Spitzbrook Farm Haviker Street	Collier Street Kent TN12 9RG	18-Feb-21	100	C31	0.03	572123	146272	Marden And Yalding	Collier Street CP	1		1
20/503559/LD CEX	20/503559 /LDCEX	40 Fordwich Close	Maidstone Kent ME16 0NU	08-Oct-20	100	C31	0.02	574038	157362	Allington		1		1
20/502787/FU LL	20/502787 /FULL	Oakmount 8 Howard Drive	Maidstone Kent ME16 0QD	01-Oct-20	100	C32	0.04	573854	156735	Allington		1		1
19/505456/FU LL	19/505456 /FULL	27 Manor Rise Bearsted	Maidstone Kent ME14 4DB Bougnton	11-Aug-20	100	ZZ	0.14	579753	155407	Bearsted Bougnton	Bearsted CP Bougnton	1		1
14/503363	20/503563 /PNQCLA	Eel House Farm, Lower Farm Road	Monchelsea, Kent, ME17 4DD	05-Oct-20	0	F2	0.08	577097	148444	Monchelsea And Chart	Monchelse a CP	1		1

Site Reference	Application No	Address	Address2	Decision Date	Percentage of Site on PDL	Previous / Existing Use	Site Area (net)	Eastings	Northings	Ward	Parish Parish	Completed (gain)	Completed (loss)	Net Gain
20/50485 CEX	9/LD 20/504859	New Barn Farm Park Lane Boughton Monchelsea	Maidstone Kent ME17 4JJ	15-Dec-20	100	F2	0.31	577521	150627	Monchelsea And Chart	Monchelse a CP	1		1
15/50996	20/501658	B Land At Church Street And Heath Road	Boughton Monchelsea Kent	20-Aug-20		C31		577025	150867	Monchelsea And Chart	Monchelse a CP	1		1
15/50713		Little Poplars Lodge Little Poplar Farm Ulcombe Road Headcorn	Ashford Kent TN27 9LB	20-Feb-20	100	C31	0.07	584065	146558	Headcorn	Ulcombe CP	1	1	0
14/50556		Great Oak Farm Friday Street East Sutton	Maidstone Kent ME17 3EA	06-Jan-20	0	C31	0.05	582809	148085	Headcorn	East Sutton CP	1		1
19/50506 LL	6/FU 20/504038 /FULL	Kitsilano Headcorn Road Grafty Green	Maidstone Kent ME17 2AN	18-Dec-20	0	c33	0.06	587314	149007	Headcorn	Malherbe CP	1		1
20/50181 LL	7/FU 20/501817 /FULL	7 20 Heath Road Langley	Maidstone Kent ME17 3LH	10-Jul-20	100	C31	0.07	581226	151624	Valence And Langley	Langley CP	1	1	0
20/50249 LL	1/FU 20/502493 /FULL	Tumblers Plat Tumblers Hill	Sutton Valence ME17 3DA	24-Aug-20	100	C31	0.58	581694	149216	Valence And Langley Sutton	Sutton Valence CP	1	1	0
19/50234 UT	.6/O 19/506373 /REM	Nemorosa Maidstone Road Sutton Valence	Maidstone Kent ME17 3LS	26-Feb-20	0	c33	0.06	581027	150746	Valence And Langley	Sutton Valence CP	1		1
20/50215 LL	6/FU 20/502156 /FULL	Richmond Farm Cottage Babylon Lane Hawkenbury	Tonbridge Kent TN12 0EG	24-Jun-20	0	C31		580804	145095	Valence And Langley	Sutton Valence CP	1	1	0
20/50269 LL	8/FU 20/502698 /FULL	3 146 Heath Road Coxheath	Maidstone Kent ME17 4PL	17-Aug-20	100	D1B	0.18	574519	150982	Coxheath And Hunton	Coxheath CP	8		8
19/50177 LL	5/FU 19/501775 /FULL	Stocketts 118 Heath Road Coxheath	Maidstone Kent ME17 4PN	23-Sep-20	100	A3	0.13	574340	151065	Coxheath And Hunton	Coxheath CP	14		14
17/50065	1 -	Chapel Mill Farm East Lenham Road Lenham	Maidstone Kent ME17 2BJ	14-Sep-20	100	B1C	0.06	590449	150379	Harrietsham And Lenham	Lenham CP	5		5
20/50221 CEX	3/LD 20/502213 /LDCEX	Beech Farm Shingle Barn Lane West Farleigh	Kent ME15 0PN	23-Jul-20	100	C31	0.01	571555	151537	Marden And Yalding	Yalding CP	1		1
20/50123 LL	8/FU 20/501238 /FULL	3 41 Brewer Street	Maidstone Kent ME14 1RU	12-May-20	100	C31	0.01	576169	156144	East		2	1	1

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	
20/501578/FU LL	20/501578 /FULL	The Meadow Hill Green Road	Stockbury Kent ME9 7UN	02-Jun-20	100	C31	0.07	583617	161796	North Downs		1	1	C	
20/503757/LD CEX	20/503757 /LDCEX	Marshalls Granary Ringlestone Road Hollingbourne	Maidstone Kent ME17 1QL	14-Oct-20	100	C1A	0.16	585964	156184	North Downs	Hollingbou rne CP	1		1	L
20/503032/FU LL	20/503032 /FULL	Fairview Warren Street Road Charing	Ashford Kent TN27 0HJ	04-Sep-20	100	C31	0.24	593868	151844	North Downs	Otterden CP	1	1	C	)
20/503442/FU LL	20/503442 /FULL	North Lodge 57 Heathfield Road Penenden Heath	Maidstone Kent ME14 2AD	15-Oct-20	100	D1B	0.11	576899	157070	North		1	1	C	)
20/501330/FU LL	20/501330 /FULL	Flintstones Impton Lane Walderslade	Chatham Kent ME5 9EE	15-Jun-20	100	C31	0.1	576002	162087	Boxley	Boxley CP	1	1	C	)
19/503191/0 UT	20/501279 /REM		Weavering ME14 5LD	11-May-20	100	C32	0.13	578683	156576	Boxley	Boxley CP	1		1	L
20/500754/FU LL	20/500754 /FULL	Merve Apartments 26-28 Albion Place	Maidstone Kent ME14 5DZ	15-Apr-20	100	C31	0.05	576631	155924	High Street		2		2	2
20/501757/FU LL	20/501757 /FULL		Maidstone Kent ME17 3RB	22-Jun-20	100	C31	0.15	580458	149253	Monchelsea And Chart	Chart Sutton CP	1	1	C	
20/501815/FU LL	20/501815 /FULL	Cold Blow Farm Coldblow Lane Thurnham	Maidstone Kent ME14 3LR	19-Aug-20	0	F2	0.05	582145	158050	Detling And Thurnham	Thurnham CP	1		1	L

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Site Reference	19/503395/	SiteSize	IP17 Allocation	ApplicationStatus	Application Type	Decision Date	Address	Z Sayley Langley,	Previous / Existing Use	peodody RESIDENTIAL	Percentage of Site on PDL	Eastings	Northings	Ward	Parish	Site Area (net)	Not Started (gain)	Under Construction (gain)	2020-21 Completed (gain) Not Started (loss)	Completed (loss)	Historical Completions 2019/20 Historical Completions 2018/2019 Historical Completions 2017/2018	5 39 30 50 50 50 50 50 50 50 50 50 50 50 50 50	Supply balance	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	year 10 2030/31 2031 +
5		Large	H1(10)	Current	Matters	29-Nov-19	Land South of Sutton Road	Kent	Agricultural Land			579559	151877	Park Wood	Langley CP	47.29	93	80	_			commencement and site is under construction  Phasing and delivery based on methodology. This is the	173	40	40	40	40	13					
15/50901					Reserved			Langley,	Agricultural Land	RESIDENTIAL												remainder of the outline permission, with 2 other REM applications also contributing to the overall supply balance. Phasing and delivery rates based on developer information years 2021/22 to 2024/25, developer stated long term delivery may go beyond local plan or they may sell parcels or consider mulpile outlets, year 2025/26 to 2031 higher											
19/50160	19/509015	Large	H1(10)	Current			Land South of Sutton Road	Kent, ME15	FARMING: Agricultural Land	RESIDENTIAL		579559	151877	Park Wood Downswood								delivery rates 19/506182/FULL application for 421 allowed at appeal in Jan 2021. Therefore remain in supply as clear intent to develop.	623		40	40	40	55	80	80	96	96	96
16/50747		Large	H1(8)	Current	Full		1 Land West Of Church Road	8SB Maidstone,		RESIDENTIAL	40	575568	156885	And Otham North	Otham CP	16.15						Delivery rate high due to size of the site  Phasing based on methodology. Delivery based on	421	40	40		65	65	66 40	75	75 30	75	
	16/507471	Large	H1(11)	Current	Full	23-Aug-1	7 Land Adj, Royal Engineers Road	Langley,	FARMING:	RESIDENTIAL	10	3 575568	156885	North		1.55	230	80				commencement and site is under construction  Phasing based on methodology. Delivery based on	310	40	40	40	40	40	40	40	30		
	.,,	Large	H1(9)	Current	Full	15-Jul-20	Land At Bicknor Farm, Sutton Road	3NG Tovil,				0		And Otham	Langley CP	10.79	222	80				Phasing based on methodology. Delivery based on commencement and site is under construction	302	40	40	40	40	40	40	40	22		
					Reserved			Maidstone,	VACANT: Vacant Land Previously	Permanent																							
	15/509041	Large		Current	Matters	23-May-19	9 Land at, Farleigh Hill,	Langley.	FARMING:	Accommodation RESIDENTIAL	10	575214	154103	South	Tovil CP	6.3	2/2		+	+		Phasing and deliver based on methodology.	272				40	49	49	49	49	36	_
16/50377 5	16/503775	Large	H1(9)	Current	Full	19-Jan-1	Land At Bicknor Farm, Sutton 7 Road	Kent, ME17 3NG	Agricultural Land			579423	152233	And Otham	Otham CP	10.79						Phasing and delivery based on methodology, site under construction Agent confirmed that completions due 21/22	271	40	40	40	40	40	40	31			
16/50747 1	17/502432	Large	H1(11)	Current	Full	08-Jun-1	Springfield site, Moncktons B Lane,	Royal Engineers Rd MAIDSTONI	E	RESIDENTIAL	10	575559	156690	North		1.55	27	80	132		56	Phasing based on methodology. Delivery based on commencement and site is under construction	107	40	40	27							
							Maidstone Fast and Maidstone		Warehouses and Storage/Wholesal e, Cash and Carry,	RESIDENTIAL												Phasing and commencement based on methodology.											
RMX1 (2)	RMX1 (2)	Large	RMX1(2)	Current	Allocation		Sorting Office, Sandling Road		Postal Sorting Office	RESIDENTIAL	10			North				_				Pushed back from 2019/20	210						49	49	49	49	14
17/50207 2	18/505417	Large	H1(58)	Current	Reserved Matters	18-Feb-19	9 Land South Of Forstal Lane	Kent	Agricultural Land			574811	151372	Coxheath And Hunton	Coxheath CP	7.88	49	80	81			Phasing based on methodology. Delivery based on commencement and site is under construction	129	40	40	40	9						
14/50201					Reserved		Hen And Duckhurst Farm,	Kent, TN12	FARMING: Agricultural Land	RESIDENTIAL					Staplehurst							Phasing based on methodology. Delivery based on											
0 H1 (4)	17/506306 H1 (4)	Large Large	H1(48) H1(4)	Current	Matters Allocation	15-Jun-18	8 Marden Road Oakapple Lane,	0PD Barming		RESIDENTIAL		578059	143820	Staplehurst Barming	CP	12.26	59	80	54		22 35	commencement and site is under construction Phasing and deliver based on methodology	139 187	40	40	40	19 40	40	49	49	9		
17/50144							Land North Of Bicknor Wood,	Maidstone,		RESIDENTIAL		579241		Downswood							_	Phasing based on methodology. Delivery based on		40									
15/50332	17/501449		H1(7)	Current	Full		B Sutton Road  Land Between Mill Bank,	Kent Headcorn, Kent, TN27	FARMING: Agricultural Land	RESIDENTIAL				And Otham	Headcorn	14.77		91	71		88	commencement and site is under construction  Phasing based on methodology. Delivery based on	91		40	11							
5	17/505499	Large	H1(36)	Current	Matters	02-Feb-18	B Ulcombe Road & Kings Road	9LD	FARMING: Agricultural Land	RESIDENTIAL		583311	144885	Headcorn	CP	9.14		88	65		17	commencement and site is under construction  Hybrid permission granted, however nutrient neutrality affects this site. We have assumed that this site won't be	88	40	40	8							
17/50035 7/HYBRID	17/500357/ HYRRID	Large	H1(41)	Current	Other Majo	or 28-Sen-11	8 Tanyard Farm, Old Ashford Roa	ad Lenham				590399	152160	Harrietsham And Lenham	Lenham CP	5.202	150					built out until reserved matters received for whole site.  Likely nutrient neutrality solution will be in place by 30/31	150										150
	20/501029/	Luige	112(42)	Current	Outer way	10 300 10	Rootes Maidstone Len House	Maidstone	RETAIL: Car Sales (Showroom or	RESIDENTIAL: Permanent		330333	132100	And Commun	- Communica	3.202	130					their nation readility solution will be in place by 30/32	100										100
9/FULL	FULL	Large		Current	Full	01-Oct-20	0 Mill Street	6YD Maidstone	Open Storage)	Accommodation RESIDENTIAL:	10	0		High Street		1.37	150					Phasing and deliver based on methodology	150			150							
	19/503871/ FULL	Large		Current	Full	14-Oct-19	Land At Springwood Road Barming	9NY	Permanent Accommodation VACANT: Urban	Permanent Accommodation RESIDENTIAL	10	573086	155287	Heath		1.21	160		1	15		Phasing and deliver based on methodology	145	40	40	40	25						
					Reserved			Road.	Land not Previously					Sutton Valence And								Phasing based on methodology. Delivery based on											
13/1149	17/504524	Large	H1(5)	Current	Matters	27-Nov-18	B Land At Langley Park,	Kent	Developed RECREATION:	RESIDENTIAL		579313	151785	Langley		31.63		69	66		37	commencement and site is under construction	69	40	29	l							
43/46	17/504754				6.0		Marden Cricket & Hockey Club, 8 Stanley Road.	, Kent, TN12	Playing Fields (other than in			574964	144335	Marden And		4.28			20		2	Phasing based on methodology. Delivery based on	-										
13/1928	1//304/54	Large	H1(46)	Current	Full	U9-Aug-11			Schools1 EMPLOYMENT: Offices, R&D and	RESIDENTIAL		2/4964	144335	Yalding	warden CP	4.28	3	80	38		3	commencement and site is under construction	63	40	40	. 3							
12/0986	12/0986	Large	H1(27)	Current	Outline	07-Apr-1	Land Rear Of Police 7 Headquarters, Sutton Road	Kent	Light Industry (unspecified)		10	577346	152782	Shepway South		3.99	112					Phasing and deliver based on methodology	112				40	49	23				
	17/502767		H1(2)	Current	Reserved Matters	13-Nov-1	Land to the East of, Hermitage	Maidstone, Kent	FARMING: Agricultural Land	RESIDENTIAL			156293	Allington		33.02		51	58			Phasing based on methodology. Delivery based on commencement and site is under construction	51	40	11								
									EMPLOYMENT:	RESIDENTIAL: Permanent Accommodation												Phasing based on methodology. Delivery based on											
	18/503003/ PNOCLA	Large		Current	Other Majo	or 26-Jul-1	8 Kent House, Romney Place	Kent ME15 6LA	Central or Local Government)	RESIDENTIAL:	10	576297	155486	High Street		0.57		108			15	commencement and site is under construction. Agent confirmed completions due 2021-22	108	54	54								
15/50544					Reserved			Total Kent		Accommodation																							
1	18/502287	Large		Current	Matters	24-Aug-18	B Tovil Quarry Site, Straw Mill Hill	II ME15 6FL		RESIDENTIAL		575316	154023	South	Tovil CP	2.52	108	_				Site has commenced. Phasing based on methodology	108	40	40	28							
14/50673 8	18/506167	Large	H1(27)	Current	Reserved Matters	26-Feb-19	9 Land At Barty Farm, Roundwell	Kent, ME14 4HN	Agricultural Land			581005	155681	Detling And Thurnham	Thurnham CP	4.16		66	32		2	Phasing based on methodology. Delivery based on commencement and site is under construction	66	40	26								
							Land To Rear Of Kent Police	Road, Maidstone,	Other Outdoor Recreation	RESIDENTIAL																							
		Large	H1(28)	Current	Outline	07-Apr-1	7 Training School Off	ME15 9DW	RECREATION:	RESIDENTIAL:		577756	152502	Park Wood		2.09	90					Phasing and deliver based on methodology	90					49	41				
15/50335 9	18/505455	Large		Current	Reserved Matters	18-Jun-19	Land East Of, Gleamingwood 9 Drive	Lordswood, Kent	Other Outdoor Sports	Permanent Accommodation		578156	162061	Boxley	Boxley CP	4.66	89					Phasing and commencement based on methodology.	89		40	40	9						

			c	ntus	ed.				ting Use		Site on PDL						ain)	leted (gain)	585)	splet ions 2019/20	plet ions 2017/2018	chean												
Site Reference	Application Ne	SiteSize	LP17 Allocatio	ApplicationSta	Application Ty	Decision Date	Address	Address2	Previous / Exit	Proposed Use	Percentage of	Eastings	Northings	Ward	Parish	Site Area (net)	Not Started (g	2020-21 Comp	Not Started (k	Historical Con Historical Con	Historical Com	Н.5 О'Яке соп	Supply balanc	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	2029/30	year 10 2030/31	2031+
14/50543	05432 Lar		H1(49)	Current	Euril .	20.044.17	(Fishers Farm) Land North of, 7 Headcorn Road,	Kent, TN12	t, FARMING: Agricultural Land	RESIDENTIAL	0.5	78838	142024	Staplehurst	Staplehurst	17.74		63 2		57 2	2	Phasing based on methodology. Delivery based on 4 commencement and site is under construction	62	40	22									
2 14/3	03432 Lai	ige	111(43)	Current	ruii	20-0017	rieaucum kuau,	ODI	EMPLOYMENT: Offices (other	RESIDENTIAL: Permanent	03	70030	143324	Stapleiluist	Cr .	17.74		03 2		37 2	_	4 Commencement and site is under construction	- 63	40	23									
17/50647								Maidstone	than A2 and Offices used for	Accommodation																								
5/PNOCL 20/5	00473/ CLA Las	rge		Current	Prior notification	09-Apr-20	Medvale House, Mote Road	Kent, ME15	Central or Local		100			High Street		0.18	81					Phasing and commencement based on methodology.	81		40	41								
					Reserved		Land South West Of Hermitage	Barming Maidstone	RECREATION: Other Outdoor	RESIDENTIAL												Phasing based on methodology. Delivery based on												
13/2079 18/5	06068 Lar		H1(3)	Current	Matters	27-Feb-19	Lane/Oakapple Lane		Sports	RESIDENTIAL	0.5	72874	155366	Barming	Barming CP		35	32 1	3			commencement and site is under construction	67	40	20	7								
H1 (17) H1 (1	.7) La	rge	H1(17)	Current	Allocation		Laguna, Hart Street,	Kent	FARMING:	RESIDENTIAL	0			Fant		0.313						Phasing and delivery based on methodology.	76						49	27				_
									Agricultural Buildings (other					Boughton Monchelsea																				
18/50268 3 18/50	02683 Las	rge	H1(54)	Current	Full	17-Sep-18	Lyewood Farm, Green Lane	Monchelse	than Dwellings a and Shops)		0.5	77188	151314		Monchelsea CP	1.26		46 2	9	10		Phasing based on methodology. Delivery based on commencement and site is under construction	46	40	6									
								The Farmhouse		Permanent																								
								Centre	Mixed Commercia Use (Classes B1-	ial Accommodation																								
								Headcorn Road	B8)																									
								Lenham Maidstone																										
14/50021 9 18/5	04921 Las	rge		Current	Reserved Matters	24-May-19	Russell And Russell Roofing Ltd	Kent ME17	FARMING:		100 5	89288	151690	And Lenham	Lenham CP	3.13		72				Phasing based on methodology. Delivery based on commencement and site is under construction	72	40	32									
18/5/ 13/1749 REM	05409/		H1(2)	Current	Reserved Matters	22.440	Land to the East of, Hermitage	Maidstone Kent	FARMING: Agricultural Land	RESIDENTIAL				A.II'		33.02	74					Site commenced this year, completions due 2021-22	71	40	21									
H1 (50) H1 (5				Current	Allocation	22-Aug-19	Land to the North of Henhurst Farm, Pinnock Lane		t,	RESIDENTIAL	0			Allington		2.893	/1					Phasing and delivery based on methodology.	60	40	31				50	10				
H1 (30) H1 (3	ioj Lai	ige	11(30)	Current	Reserved		Pariti, Pilliock Laile	Coxheath.	FARMING: 7 Agricultural Land	RESIDENTIAL				Coxheath		2.093						Phasing based on methodology. Delivery based on	1						- 50					
13/1979 18/50	06425 Las	rge	H1(59)	Current	Matters	10-Apr-19	Land North of, Heath Road,	4TB	FARMING:	RESIDENTIAL	0 5	73767	151409		Coxheath CP	2.14		33 2	2			commencement and site is under construction	33	33										
16/50703 5 16/50	07035 Lar	rge	H1(38)	Current	Full	11-May-18	Gibbs Hill Farm, South of Grigg Lane	Kent, TN27	Agricultural Land	negioentine	0.5	84287	144483	Headcorn	Headcorn CP	1.697		14 4	1			Phasing based on methodology. Delivery based on commencement and site is under construction	14	14										
ת			(,					East	FARMING: Agricultural	RESIDENTIAL																								
					Reserved			Farleigh, Kent, ME15	Buildings (other than Dwellings					Coxheath								Phasing based on methodology. Delivery based on												
13/2008 17/50 17/50539			H1(56)	Current	Matters		7 Linden Farm, Stockett Lane,	OQD Marden,	and Shops)	RESIDENTIAL			151647	Marden And				50	3	18		commencement and site is under construction Phasing based on methodology. Delivery based on	50	40	10				-			-		-
5 17/5	05395 Lar	rge	H1(47)	Current	Full	18-Jul-18	Spencer's Field, Goudhurst Roa		VACANT: Urban	RESIDENTIAL	0.5	74123	144063	Yalding	Marden CP	2.521		33 1	8	14		commencement and site is under construction	33	33										_
14/50479 19/5							Land To The South Of, Cross	Kent, ME14														Phasing based on methodology. Delivery based on												
5 FULL	Lar	rge	H1(31)	Current	Full	09-Mar-21	L Keys	4HR	Developed EMPLOYMENT:	RESIDENTIAL	0			Bearsted	Bearsted CP	4.83	10	40				commencement and site is under construction	50	40	10							_		-
									Offices (other than A2 and																									
PN14000			H1(16)	Current	Full	27.6 40		Kent, ME16	Offices used for Central or Local		400 5	75555	155399	F		0.15						Phasing based on methodology. Delivery based on commencement and site is under construction	42	40										
1 18/5i	00160 Las			Current	Allocation	2/-Sep-18	B Land adjacent, 3 Tonbridge Roa Medway Street,	Maidstone, Kent	Government)	RESIDENTIAL	100 5	/5555	155399	Fant High Street		0.15		43				Phasing and commencement based on methodology.  Pushed back from 2019/20 projections	43	40	3				18	18				-
17/50177	.3) Lai	rge	H1(13)	Current	Allocation		West of Eclipse, Old	Maidstone,	FARMING: Agricultural Land	RESIDENTIAL	0			High Street		0.2347						Phasing based on methodology. Delivery based on	40						10	10	4			
8 17/5	01778 Lar	rge	H1(29)	Current	Full	04-May-18	3 Sittingbourne Road	3EN	RETAIL: Shops,		0 5	77567	157251	East		2.02		23 1	7	10		commencement and site is under construction	23	23								_		_
								Maidstone	Retail Warehouses, Pos	Permanent																								
16/50260 2 18/50	01647 Lar	rge		Current	Full	28-Sep-18	3 27-37 Lower Stone Street,	Kent, ME15	Offices, Retail Services		100 5	76256	155501	High Street		0.07		32				Phasing and delivery based on methodology.	32	14	14	4								
									EMPLOYMENT: Unspecified or	RESIDENTIAL																								
16/50126							Bentletts Scrap Yard, Claygate	Yalding, Kent, ME18	Mixed Commercia Use (Classes B1-	ial				Marden And	Collier							Phasing based on methodology. Delivery based on												
	05561 Lar	rge	H1(66)	Current	Full	07-Jun-19	Road	6BB Headcorn,	B8) FARMING:	RESIDENTIAL:	100 5	70233	147113	Yalding	Street CP	1.91		20 1	2			commencement and site is under construction	20	14	6				-			-		-
15/50742 4 17/5	01093 Las	rge		Current	Reserved Matters	15-Sep-17	Land West Of Mill Bank, Maidstone Road	Kent, TN27 9RJ	Agricultural Land	Accommodation	0 5	82871	144871	Headcorn	Headcorn CP	3.7		15 1	6	31		Phasing based on methodology. Delivery based on commencement and site is under construction	15	15	i									
									COUNTRYSIDE: Rough Grassland,	, Permanent																								
15/50940					Reserved		Land At Mount Avenue/Blunde	en Yalding,	(Semi-)Natural Land (not used fo	Accommodation				Marden And								Phasing based on methodology. Delivery based on												
2 17/50	05877 Lar	rge		Current	Matters	21-May-18	Lane		Recreation) n RETAIL: Garden	RESIDENTIAL	0 5	70084	150309	Yalding	Yalding CP	3.05		6 2	4			commencement and site is under construction  Phasing based on methodology. Delivery based on	6	6	5							_		-
13/1823 18/5	01072 La	rge	H1(33)	Current	Reserved Matters	19-Jun-18	Mayfield Nursery , Ashford Roa	, Kent, ad ME17 18N	Centre/Complex EMPLOYMENT:	RESIDENTIAL:	0 5	87597	152579	And Lenham	Lenham CP	1.57		10 1	8	21		Phasing based on methodology. Delivery based on commencement and site is under construction	10	10										
									Offices (other	Permanent																								
17/50183 18/50	02806/							Maidstone,	than A2 and Offices used for	Accommodation												Phasing based on methodology. Delivery based on												
	CLA Las	rge		Current	Other Majo Reserved		3 11 Station Road, Land to the East of, Hermitage	1QN	Government)  FARMING:	RESIDENTIAL	100 5	75970	156050	High Street		0.06		17 1	0	10		commencement and site is under construction	17	14	3							_		
13/1749 16/5	03641 Lar	rge	H1(2)	Current	Matters	21-Dec-16			Agricultural Land		0 5	73270	156293	Heath		33.02		2	7	154	2	Phasing and delivery based on methodology.	0											

Site Reference	Application No	Site Siz e	IP17 Allocation	ApplicationStatus	Application Type	Decision Date	Address	Address2	Previous / Existing Use	Proposed Use	Percentage of Site on PDL	Eastings	Northings	Ward	Parish	Site Area (net)	Not Started (gain)	Under Construction (gain)	Not Started (loss)	Historical Completions 2019/20	His torical Completions 2018/2019	Historical Completions 2017/2018	ALS Office conclusion	Supply balance	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	2029/30	year 10 2030/31	2031+
										RESIDENTIAL: Permanent Accommodation																									
20/50150 8/PNOCL	20/501508/				Prior		Tenacre Court Ashford Road	Kent ME17	Offices used for Central or Local						Harrietsham								Phasing based on methodology. Delivery based on												
A	PNOCLA	Large		Current	notification	22-May-20	D Harrietsham	1AH Boughton	Governmenti	RESIDENTIAL	100			And Lenhan Boughton Monchelses		0.34		25					commencement and site is under construction	25	15	10	)								
H1 (52)	H1 (52)	Large	H1(52)	Current	Allocation		Land at, Boughton Mount, Boughton Lane	Monchelsea , Kent			0			And Chart	Monchelsea	1.83							Phasing and delivery based on methodology.	25	i					18	7				
17/50418								Maidstone, Kent, ME15	Offices (other than A2 and Offices used for Central or Local	RESIDENTIAL: Permanent Accommodation		576297	155486										Phasing based on methodology. Delivery based on commencement and site is under construction. Agent confirmed completions due 2021-22												
ь	18/501414	Large		Current	Full	2/-Sep-18	B Kent House , Romney Place		Government) RETAIL: Shops, Retail	RESIDENTIAL	100	5/629/	155486	High Street		0.46		24					confirmed completions due 2021-22	24				3							
15/51017 9	20/502081/ REM	Large	H1(14)	Current	Reserved Matters	25-Sep-20	D 5 Tonbridge Road	Maidstone Kent ME16 8RL	Warehouses, Post Offices, Retail Services ENTERTAINMENT:		100			Fant		0.7645	23						Phasing and delivery based on methodology.	23	23		7							_	
								Boughton Monchelsea	Recreation (incl. Dance Halls/Laser Entertainment/Clu					Boughton Monchelses	Boughton Monchelsea								Phasing based on methodology. Delivery based on												
11/0511	11/0511	Large		Current	Full	14-Nov-1	6 Wierton Place, Wierton Road,	4JW	EMPLOYMENT:	RESIDENTIAL:	100	578191	149859	Sutton	CP	3.79		22					commencement and site is under construction	22	8	8	6	1							
16/50746								Maidstone,		Permanent Accommodation																									
4	16/507464	Large		Current	Full	10-Aug-1	7 34C Gabriels Hill,	611	Government) VACANT: Vacant		100	576118	155644	High Street		0.08	22						Phasing and commencement based on methodology.	22		8	8 8	6							_
17/50235	17/502355	Larma		Current	Full	27-lul-11	B Land At, Forest Hill	Tovil, Kent	Land Previously Developed	Permanent Accommodation	100	575650	154402	South	Tovil CP	0.51	22						Phasing and commencement based on methodology.	22				. 6							
	11/302333	Luige		Current	Tun	277012	Sand As, Forest Tim			RESIDENTIAL: Permanent Accommodation	100	373030	134433	Journ	TOVILCE	0.51							Thank the commencement object of methodology.					-							
20/50407 4/FULL	20/504074/ FULL	Large		Current	Full	18-Feb-2:	1 70-72 King Street	Kent ME14	Central or Local Government)		100			High Street		0.09	21						Phasing and delivery based on methodology.	21		8	8 8	5							
7									TRANSPORT: Railways, Railway	RESIDENTIAL																									
) H1 (30)	H1 (30)	Large	H1(30)	Current	Allocation		Bearsted Station Goods Yard	Kent	Infrastructure RETAIL: Shops,	RESIDENTIAL:	100			Bearsted		0.5092							Phasing and commencement based on methodology. Pushed back from 2019/20 projections	20						7	7	6		_	
								Maidstone	Retail Warehouses, Post	Permanent																									
18/50638 9/FULL	18/506389/ FULL	Large		Current	Full	24-Jan-20	0 51 Granville Road	2BJ	Offices, Retail Services EMPLOYMENT:	DECIDENTIAL.	100	576241	156826	North		0.07		20	1				Phasing based on methodology. Delivery based on commencement and site is under construction	19	7	7	5	i							
15/50411							Sign Trade Supplies, Britannia	Maidstone.	Warehouses and Storage/Wholesal e Cash and Carry	Permanent Accommodation																									
4	15/504114	Large		Current	Outline	28-Jun-1	7 House, Granville Road,	2BJ	Office COMMUNITY:	RESIDENTIAL:	100	576198	156861	North		0.1	18	_					Phasing and delivery based on methodology.	18				7	7	4				-	
H1 (26)	19/503652/ FULL	Large		Current	Full	24/07/2019	9 Tovil Working Mens Club		Other Public/Community Buildings/Facilities	Permanent Accommodation	100	575545	154537	South	Tovil CP	0.4728		11	7				Phasing based on methodology. Delivery based on commencement and site is under construction	11	. 7	. 4									
15/51018	19/502426/	Large	H1(49)	Completed	Full	03-Oct-19	Land at Fishers Farm, Fishers	Staplehurst, Kent	FARMING: Agricultural Land	RESIDENTIAL			144269	Staplehurst	Staplehurst CP	9.88			16				Phasing and delivery based on methodology.												
H1 (15)	H1 (15)	Large	H1(15)	Current	Allocation		6 Tonbridge Road, Bridge Industrial Centre, Wharf	Maidstone, Kent		RESIDENTIAL RESIDENTIAL	0			Bridge		0.1198							Phasing and delivery based on methodology.	15	i					8	7				
H1 (25)	H1 (25)	Large	H1(25)	Current	Allocation		Road	Tovil, Kent	FARMING:	RESIDENTIAL	100			South Boughton		0.5147							Phasing and delivery based on methodology.	15	i					8	7				_
15/50996							Land at Church Street and Heati	Boughton Monchelsea	Agricultural Land					Monchelses And Chart	Monchelsea								Phasing based on methodology. Delivery based on												
	15/509961		H1(53)	Current	Full	27-Oct-1	Dunning Hall, Fremlin Walk,	, Kent Maidstone,		RESIDENTIAL	0	577025	150867	Sutton High Street	CP	0.0317		10	5	26			commencement and site is under construction	10	8	2	1			7	-				-
11 (18)	H1 (18)	Large	ni(19)	current	Anocation		Week Street,		RETAIL: Shops, Retail	Permanent	- 0			riigii street		0.031/							Phasing and delivery based on methodology.	14						- 1					
18/50420	18/504207/							Maidstone Kent ME15	Warehouses, Post Offices, Retail	Accommodation																									
7/FULL	FULL	Large		Current	Full	04-Nov-19	9 11 Waterloo Street	7UG	Services COMMUNITY:	RESIDENTIAL: Permanent	100	576417	155059	High Street		0.1	13						Phasing and delivery based on methodology.	13		7	6							-	-
19/50434 8/FULL	19/504348/ FULL	Large		Current	Full	02-Apr-20	Land At Rosemead Nursery D Maidstone Road	Kent TN27	Training Establishments	Accommodation	100			Headcorn	Headcorn CP	0.94	13						Minor amendment app in	13			7	. 6							
3,						22.91.21			EMPLOYMENT: Unspecified or Mixed Commercial	RESIDENTIAL: Permanent Accommodation	230																								
MA599	16/506266	Large		Current	Full	19-Apr-1	7 Sharp House, Tovil Green,	ME15 6RL	Use (Classes B1- B8)		100	575075	154661	South	Tovil CP	0.17	13						Phasing and commencement based on methodology.	13		7	6	i							

	nce	No.		rtion	Status	Туре	e H			: xis ting Use	99	of Site on PDL				let)	(gain)	rruction (gain) mpleted (gain)	1 (loss)	(1985) completions 2019/20	omplet ions 2018/2019	uncheign	шсе											
	Refere	plication	əzise	.7 Alloca	plication	plication	G cision D	dress	dress2	/snow	) pasod	centage	things	2	ž.	Area (	t Started	0-21 Co	t Started	npieted torical (	torical C	office.	phy balt	Year 1 2021/22	Year 2 2022/23	ar 3	ar 4 24/25	rr 5 :5/26	ar 6 16/27	Year 7 2027/28	ar 8 18/29	9/30	10/31	÷
	š	₹	š	<u> </u>	₹	Ř	å	Ž		EMPLOYMENT: Offices (other	RESIDENTIAL:	ä ä	2	, a	Ē	š	2 5	5 8	2 8	9 #	至 至	불	Jing.	70 Ke	,	76 i	9 Kg	76.5 202	20 Ke	20 Yes	20 Ke	7 7 ×	50 X	503
										than A2 and Offices used for	Permanent Accommodation																							
16 7	/50670	16/506707	Large		Current	Full	27-Sep-1	7 57 - 59 Church Street,	Tovil, Kent, ME15 6RB	Central or Local Government) EMPLOYMENT:		100 575400	154561	South	Tovil CP	0.13		12				Phasing based on methodology. Delivery based on commencement and site is under construction	12	7	5									
										EMPLOYMENT: Offices (other than A2 and	RESIDENTIAL: Permanent Accommodation																							
PN		18/502945/						Sussex House, 21, Lower Stone	Maidstone, E Kent, ME15	Offices used for	Accommodation																							
7		PNOCLA	Large		Current	Other Majo	or 06-Jul-1	8 Street	6YT	Government) RETAIL: Shops,	RESIDENTIAL:	100 576249	155512	High Street		0.03	12					Phasing and commencement based on methodology.	12		8	4	4							-
15	/50603								Maidstone,	Retail Warehouses, Pos Offices, Retail	Permanent t Accommodation											Phasing based on methodology. Delivery based on												
6	1	15/506036	Large		Current	Full	02-Jun-1	6 105 Week Street	1RB Hollingbour	Services FARMING:	RESIDENTIAL	100 575985	156104	High Street		0.03		11				commencement and site is under construction	11	7	4									_
17 8	/50311	17/503118	Large	H1(63)	Current	Full	03-Aug-1	Land adjacent to the Windmill, Eyhorne Street	ME17 1TR			0 583336	154563	North Downs	Hollingbour ne CP	1.527	10					Phasing and commencement based on methodology.	10		8	2	2							
									Staplehurst.	EMPLOYMENT: Offices (other than A2 and	RESIDENTIAL: Permanent Accommodation																							
17		20/502770/							Tonbridge, Kent, TN12	Offices used for Central or Local	Accommodation				Staplehurst																			
8		FULL	Large		Current	Full	04-Dec-2	D Holman House, Station Road	0QQ	Government) EMPLOYMENT: Offices (other	RESIDENTIAL: Permanent	100		Staplehurst	CP	0.14	10					Phasing and delivery based on methodology.	10		8	2	2							-
									Maidstone,	than A2 and Offices used for	Accommodation																							
18 6	/50318	18/503186	Large		Current	Full	08-Mar-1	Haynes K Vehicle Repairs Centr 9 Waterloo Street	re, Kent, ME15 7UH Maidstone	Central or Local Government)	RESIDENTIAL	100 576435	155029	High Street		0.08	10					Phasing and delivery based on methodology.	10		8	2	2							
Н1	1 (19) F	19/502580/ FULL	Large	H1(19)	Current	Full	31-Jan-2	0 18-21 Foster Street	Kent ME15 6NH			0 576195	155250	High Street		0.04	10					Phasing and delivery based on methodology.	10		8	2	2							
15	/coope	20/501658/						Land At Church Street And Hea	Boughton	FARMING: Agricultural Land	RESIDENTIAL			Boughton Monchelse	Boughton Monchelsea							Phasing based on methodology. Delivery based on												
	y30390 2		Large	H1(53)	Current	Full	23-Apr-2		Kent	RETAIL: Shops,	RESIDENTIAL:	0			CP	1.49		10				commencement and site is under construction	10	10										_
٦,	/50603							Woodford Farm, Maidstone	Staplehurst,	Retail Warehouses, Pos Offices, Retail	Permanent t Accommodation											Phasing based on methodology. Delivery based on												
7		15/506037	Large		Current	Full	12-May-1		ORH Sutton	Services FARMING:	RESIDENTIAL:	100 578088	146118	Staplehurst		0.93		1		9		commencement and site is under construction	1	1										_
1	,	19/506070/ REM			Current	Reserved Matters		Land North Of, Wind Chimes,	Valence,	Agricultural Land	Permanent Accommodation			Sutton Valence An		0.9						Phasing and delivery based on methodology.												
15	/50790		Large		Current	Matters	U6-IVIAT-2	O Chartway Street  Walderslade Woods Including,		COUNTRYSIDE: Forestry and	RESIDENTIAL: Permanent	U		Langley	Valence CP	0.9	9					Prinasing and derivery based on methodology.				ĺ	2							
9	1	15/507909	Large		Current	Full	28-Sep-1	B Land Off Wildfell Close	Boxley, Kent	Woodland RESIDENTIAL:	Accommodation RESIDENTIAL: Permanent	0 576989	161676	Boxley	Boxley CP	37.26	9					Phasing and delivery based on methodology.	9		7	2	2					_		
										Temporary Accommodation/ Granny	Accommodation																							
	/50723									Flats/Caravans/H use																								
3		18/506252	Large		Current	Full	18-Jan-1	9 Garage Site, Francis Lane	Kent	Boats/Outbuildin s TRANSPORT:	RESIDENTIAL:	100 578674	152421	Park Wood		0.23		9				Phasing based on methodology. Delivery based on commencement and site is under construction	9	7	2							_		_
17		19/504441/						9 Land Rear To 33 Scott Street	Kent ME14	Parking (other than lorry parking	Permanent	100 575855	156593											_	_									
2	- '	FULL	Large		Current	Full	08-Nov-1	9 Land Rear To 33 Scott Street		EMPLOYMENT: Offices (other	RESIDENTIAL: Permanent	100 575855	156593	North		0.1	9					Phasing and delivery based on methodology.	9		2									
									Maidstone,	than A2 and Offices used for	Accommodation																							
1	/50369	18/503691	Large		Current	Full	09-Jan-1	9 82 Week Street	1RJ	Central or Local Government) COMMUNITY:	RESIDENTIAL:	100 576043	156037	East		0.04		9				Phasing based on methodology. Delivery based on commencement and site is under construction	9	7	2							_		
	/50542							Mulberry House, 16	Maidstone, Kent, ME15	Medical/Commun ty Care Centres	Accommodation			Shepway								Phasing based on methodology. Delivery based on												
8	1	18/505428	Large		Current	Full	17-Dec-1	8 Northumberland Road		(non-residential) RETAIL: Shops, Retail	RESIDENTIAL: Permanent	100 577618	153434	South		0.11		9				commencement and site is under construction	9	7	2									
		19/506386/						Land At Sapphire Kennels Sutto	Valence on Kent ME17	Warehouses, Pos Offices, Retail	t Accommodation			Sutton Valence An								Phasing based on methodology. Delivery based on												
	FULL F	FULL 20/505324/	Large		Current	Full	06-Mar-2	0 Valence Headcorn Road	3EH Maidstone	Services RESIDENTIAL: Permanent	RESIDENTIAL: Permanent	100		Langley	Valence CP	0.5		9				commencement and site is under construction	9	7	2									-
	FULL F		Large		Current	Full	03-Feb-2	1 Idenden House Medway Street	t IJS	Accommodation EMPLOYMENT:	Accommodation RESIDENTIAL:	100		High Street		0.12	9	-	+			Phasing and delivery based on methodology.	9		7	2	2					-		$\dashv$
									Marriatcham	Warehouses and	Permanent Accommodation																							
18	/50438	18/504382	Large		Current	Full	15-Nov-1	B Lower Danes, Ashford Road	, Kent,	Postal Sorting Office		100 587494	152616	Harrietshar And Lenhar	n Harrietsham	0.49		6	3			Phasing based on methodology. Delivery based on commencement and site is under construction	6	6										
										EMPLOYMENT: Warehouses and	Permanent																							
18	/50423							Great Thorn Farm, Marden	Marden,	e, Cash and Carry Postal Sorting	Accommodation			Marden An	d							Phasing based on methodology. Delivery based on												
6	1	18/504236	Large		Current	Full	07-Feb-1	9 Thorn	TN12 9LJ	Office		100 576027	143047	Yalding	Marden CP	1.12		8				commencement and site is under construction	8	7	1									

	rence	on No		rcati on lons tatus	lon Type	Date			/ Existing Use	Use	ge of Site on PDL		90			(uet)	ed (gain)	Completed (gain)	(loss) bac (loss)	I Complet ions 2019/20 I Complet ions 2018/2019	l Completions 2017/2018	всонфија	alance											
	te Refe	pplicat	te Siz e	17 Alk	pplicat	ecision	ddress	ddress2	evious	) asodo.	rcenta	stings	orthing	P. d	ris t	te Area	ot Start	12-020	ot Start	storica	storica	LS Offic	q Álddr	21/25	ar 2 122/23	Year 3 2023/24	ear 4 024/25	ar 5 25/26	sar 6 026/27	27/28	Year 8 2028/29	259/30	330/31	31+
18/9	0603	8/506039	Large	Current	Full	14-Feb-1	9 48 Mote Road,	Maidstone, Kent, ME15 6ET	Restaurants, Snack Bars, Cafes, Take-Aways, Pubs		100	576449	155409	High Street	<u>«</u>	0.03	2 3	8	2 8	1 1	<u> </u>	Phasing based on methodology. Delivery based on commencement and site is under construction	- <b>3</b>	<b>≯ %</b>	* K	1	**	××	× 8	\$ N	28	<i>&gt;</i> 8	2.8	-K
	0117 1: NPA P	9/501171/ NPA	Large	Current	Other Maj	or 13-May-1	The Workshops , Land Adj To 9 White House		EMPLOYMENT: Light Industry	RESIDENTIAL: Permanent Accommodation	100	584933	161484		Stockbury	0.05	8					Phasing and delivery based on methodology.	8		,	7 1								
	60501 1: JLL F	9/505011/		Current	Full	02 Dec 1	9 213 Boxley Road	Maidstone Kent ME14	RETAIL: Restaurants, Snack Bars, Cafes, Take-Aways, Pubs	RESIDENTIAL: Permanent Accommodation		576267		North		0.02						Phasing based on methodology. Delivery based on commencement and site is under construction	8	7										
1/1	JLL P	)LL	Large	Curent	Full	03-060-1	5 213 BOXIEY NOBU	211	COUNTRYSIDE:		100	370207	130000	North		0.02						commencement and site is under construction												
13/	291 1	6/506090	Large	Current	Reserved Matters	03-Feb-1	Land to the North of, Howland 7 Road,	Marden, Kent,	Rough Grassland, (Semi-)Natural Land (not used for Recreation) EMPLOYMENT:	Accommodation		575001	144636	Marden And Yalding	Marden CP	2.39		5 3		15 21		Phasing based on methodology. Delivery based on commencement and site is under construction	5	5										_
15/9	i0996	1/503784	Large	Current	Reserved Matters	04-Dec-1	Warmlake Business Estate, 8 Maidstone Road	Valence, Kent, ME17	Warehouses and Storage/Wholesal e, Cash and Carry, Postal Sorting Office	Accommodation	100	581108	150303	Sutton Valence And Langley		0.91		4 4				Phasing based on methodology. Delivery based on commencement and site is under construction	4	4										
17/	60567						Bletchingley Oast And Bletchingley Farm Industrial	Pristling Lane, Staplehurst, Tonbridge,	FARMING: Agricultural	RESIDENTIAL: Permanent Accommodation												Phasing based on methodology. Delivery based on												
0	1	/505670	Large	Current	Full	06-Apr-1	8 Estate	OHH		RESIDENTIAL:		577004	141632	Staplehurst		0.56		7				commencement and site is under construction	7	7										
	0171	/500455	Large	Current	Full	04 Apr 1	The Old Dairy Buildings, Blue 9 House Farm, Warren Street		Light Industry	Permanent Accommodation	100	592723	153060	Harrietsham And Lenham		0.09			,			Phasing and delivery based on methodology.	,			,								
0/1	WFA I	7300433	Large	Curent	ruii	04-401-1	9 House Failit, Walteri Street		VACANT: Urban	RESIDENTIAL:	100	332723	133000	And Cennan	i ceimain cr	0.09			1			Priasing and derivery based on menodology.												
19/	0211 1 JLL F	/502111/	Large	Current	Full	00 tul 1	9 Land Rear Of 1 Woodville Road	Kent ME15	Previously Developed	Permanent Accommodation	١,	576392	154844	High Street		0.12		,				Phasing based on methodology. Delivery based on commencement and site is under construction	١,	,										
1/1	ALL P	)LL	Large	Curent	ruii	05-301-1	5 Land Real Of 1 Woodwille Road		RETAIL:	RESIDENTIAL: Permanent		370332	134044	rigii street		0.12		1				commencement and site is under construction												
20/	20025	/500259/						Maidstone	Snack Bars, Cafes, Take-Aways, Pubs	Accommodation												Phasing based on methodology. Delivery based on												
9/FI	JLL FI		Large	Current	Full	20-May-2	0 2 County Road	1UY	EMPLOYMENT:	RESIDENTIAL:	100			East		0.03		7				commencement and site is under construction	7	7										
1								Stanlahuret	Offices (other than A2 and	Permanent Accommodation																								
) ]	0425							Tonbridge,	Offices used for	Accommodation					Canada III and																			
8	1	/501928	Large	Complete	ed Full	28/09/201	8 Holman House, Station Road	OQQ	Central or Local Government) FARMING:	RESIDENTIAL:	100	578579	144005	Staplehurst	CP	0.14		7				Phasing and delivery based on methodology.	0											
								Sutton	Agricultural	Permanent				Sutton																				
15/		1/502332		Current	Reserved	44.54		Kent, ME17	Buildings (other than Dwellings	Accommodation		581093	150377	Valence And	Sutton Valence CP	0.6						Phasing based on methodology. Delivery based on commencement and site is under construction												
450			Large	Current	Matters	14-Sep-1	8 Appleacres, Maidstone Road	Langley,	and Shops) FARMING:	RESIDENTIAL:	,	281093	1503//	Langley	Valence CP	0.6		ь				commencement and site is under construction												
5	103// 2 FI	)/500713/ JLL	Large	Current	Full	02-Oct-2	Land At Bicknor Farm, Sutton 0 Road	3NG	Agricultural Land	Accommodation				And Otham	Otham CP	10.79	7		1			Phasing and delivery based on methodology.	6		6	8							_	
18/	0142	/ros sa=		Current	Full	12-Jul-1	Medway House, 26-28 Medway	Kent, ME14	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent		F35033	455354	Web for								Phasing and delivery based on methodology.	١.		١.,									
	1	5/501427	Large	Current	FUII	12-Jul-1	o Street		Accommodation EMPLOYMENT: Offices (other	Accommodation RESIDENTIAL: Permanent	100	3/382/	135/51	High Street		0.07	D					i maning and delivery based on memodology.	l °		,									
10"	0398								than A2 and	Permanent Accommodation																								
8/PI	NOCL 1	9/506404/	Em all	Current	Other Min	19.5:5.3	0 Blake House Peel Street	Kent ME14	Offices used for Central or Local		4~	576112	156013	North		0.09						Phasing based on methodology. Delivery based on commencement and site is under construction		۵										
A 19/1	i0403	VOCLA	Sittali	current	Outer Min	10-FE0-Z	Cross At Hand Garage,			RESIDENTIAL: Permanent	100	3,0112	156912	North	Staplehurst	0.03		3				Commencement and site is under construction	_ °	,										
3		5/504033	Large	Current	Outline	23-Nov-1	8 Maidstone Road	TN12 ORH		Accommodation RESIDENTIAL:	100	578078	146218	Staplehurst		0.31	6					Phasing and delivery based on methodology.	6				6						_	
								Ulcombe	Offices (other than A2 and	Permanent Accommodation																								
	0179	/501793/						Ulcombe,	Offices used for	Accommodation																								
A		OCLA	Large	Current	Other Maj	or 03-Jun-1	9 Oast Office, Church Farm	1DN	Central or Local Government) TRANSPORT:	RESIDENTIAL:	100	584625	149723	Headcorn	Ulcombe CP	0.17	6					Phasing and delivery based on methodology.	6		6	В							_	_
204	0184	/501841/						Maidstone Kent ME15		Permanent																								
	JLL FI		Large	Current	Full	11-Feb-2	1 13 Knightrider Street	6LP	RETAIL: Car Sales		100			High Street		0.04	6					Phasing and delivery based on methodology.	6		- 6	8								
MAI	08022 N	A111559	Large	Expired	Reserved Matters	22-New-1	1 98-99 FLORENCE ROAD,	MAIDSTONE	(Showroom or	Permanent Accommodation	100	575236	155073	Fant		0.03						Phasing and delivery based on methodology.				5								
MAI	08022			2pirco		22.507.2	,	Maidstone,	RETAIL: Car Sales		- 100											Phasing based on methodology. Delivery based on	ľ		,									
8		/505311	Large	Current	Full	20-Apr-1	5 98-99 Florence Road	8EN	Open Storage) EMPLOYMENT:	Accommodation	100	575235	155085	Fant		0.03		6				commencement and site is under construction	6	6										
										Permanent Accommodation																								
15/	0333							Maidstone.	Offices used for	commodauon																								
7		3/503536	Large	Current	Full	04-Sep-1	8 61 - 63 Week Street	ME14 1QU	Government)		100	576018	155963	High Street		0.03	5					Phasing and delivery based on methodology.	5			5								

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Site Reference	Application No		Site Size	LP17 Allocation	ApplicationStatus	Application Type	Decision Date	Address	Address2	Frevious / Existing Use	Nesidential:	Percentage of Site on PDL	Eastings	Northings	Ward	Parish	Site Area (net)	Not Started (gain)	Under Construction (gain)	2020-21 Completed (gain)	Not Started (loss) Completed (loss)	Historical Completions 2019/20 Historical Completions 2018/2019	Historical Completions 2017/2018	NS Office conclusion	Supply balance	Year 1 2021/22	Year 2 202 2/2 3	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	year 10 203 0/3 1	2031+
17/50	i54 17/506	541 La	arge		Current	Full	22-May-	18 The Victoria Inn, Heath Road	Farleigh,	Restaurants, Snack Bars, Cafes, Take-Aways, Pubs	Permanent Accommodation	100	573016	151582	Coxheath And Hunto	East Farleig	gh	0.4	5	5				Phasing based on methodology. Delivery based on commencement and site is under construction		5	5									
18/50 5/PNC									Lenham,	FARMING: Agricultural Buildings (other than Dwellings	RESIDENTIAL: Permanent Accommodation				Harrietsha	m																				
	PNQCL		arge		Current	Other Major	06-Nov-	18 Baldock Barn, Old Ham Lane	2LT Maidstone	and Shops1 RESIDENTIAL:	RESIDENTIAL:		588551	151703	And Lenha	m Lenham CP		1.09 5	5					Phasing and delivery based on methodology.		5		5								
	19/501 FULL		mall		Current	Full	11-Sep-	19 17 Hart Street			Permanent Accommodation RESIDENTIAL: Permanent	100	575702	155411	Fant		C	1.03	5	5				Phasing based on methodology. Delivery based on commencement and site is under construction		5	5									
19/50 1/PNC	CL 19/502	501/						First Second And Third Floor 10	Kent ME14	than A2 and Offices used for Central or Local	Accommodation																									
A	PNOCL	A La	arge		Current	Other Minor	09-Jul-	19 Middle Row		Government) FARMING:	RESIDENTIAL:	100	575979	155686	High Street	!	-	0.01 5	5					Phasing and delivery based on methodology.				5								
19/50: 1/PNC	CL 19/503	691/						Four Oaks Barns Four Oaks Fou	Ashford Kent TN27	Agricultural Buildings (other than Dwellings	Permanent Accommodation					Headcorn																				
	PNQCL		arge		Current	Other Minor	13-Sep-	19 Oaks Road		and Shops) RESIDENTIAL:	RESIDENTIAL:		581249	145452	Headcorn	CP	-	0.1 5	5					Phasing and delivery based on methodology.		5		5								
	164 19/504 FULL		arge		Current	Full	11-Nov-	Land To The Rear Of 25 Hartnup 19 Street	Maidstone Kent	within Curtilage FARMING:	Permanent Accommodation RESIDENTIAL:		574231	154921	Fant			0.1 5	5					Phasing and delivery based on methodology.		5		5								
20/502 8/FULI	20/502 FULL	018/	arge		Current	Full	16-Oct-	Four Oaks Farm Four Oaks Road 20 Headcorn	Kent TN27	Agricultural Buildings (other than Dwellings and Shops)	Permanent Accommodation				Headcorn	Headcorn CP		1.54 5	5					Phasing and delivery based on methodology.		5		5								
									Maidstone	RETAIL: Restaurants, Snack Bars, Cafes	RESIDENTIAL: Permanent Accommodation																									
5/FULI	38 20/504 FULL		arge		Current	Full	25-Nov-	20 66 Tonbridge Road	8SE	Take-Aways, Pubs		100	0		Bridge		c	1.04 5	5					Phasing and delivery based on methodology.		5		5								
21/500									Maidstone	Agricultural Buildings (other	RESIDENTIAL: Permanent Accommodation																									
9/PNC A	CL 21/500 PNQCL		mall		Current	Prior notification	23-Mar-	Homelands Farm Dean Street 21 East Farleigh	Kent ME15 OPT	than Dwellings and Shops)		(			Coxheath And Hunto	East Farleig n CP	ţh C	1.06 5	5					Phasing and delivery based on methodology.		5		5								
H1 (22	) H1 (22)	La	arge	H1(22)	Current	Allocation		Whitmore Street,	Maidstone, Kent		RESIDENTIAL	(	0		Fant		0.1	235						Phasing and delivery based on methodology.		5						i				
	17/503				Current	Full	24.44	18 Land At Castle Dene	Kent, ME14	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent	400	575420	157875			١.	1.58	١.					Phasing based on methodology. Delivery based on commencement and site is under construction	١.											
			arge		Current	Full	Z1-May-	18 Land At Castle Dene	Boughton	Accommodation RETAIL: Restaurants, Snack Bars, Cafes.	RESIDENTIAL: Permanent	100	3 575420	15/8/5	Boughton	a Boughton		1.58		•				commencement and site is under construction			5									
18/50 8	19/504 FULL	246/ Sn	mall		Completed	Full	29-Oct-	The Mulberry Tree, Hermitage 19 Lane	, Kent, ME17 4DA	Take-Aways, Pubs	RESIDENTIAL	100	578267	148874	And Chart Sutton	Monchelse CP	a c	1.27		5				Phasing and delivery based on methodology.		0										
15/50	19/503 REM		arge	h1(10)	Current	Reserved Matters	29-Nov-	19 Land South Of Sutton Road	Langley Kent	Agricultural Land			579559	151877	Sutton Valence Ar Langley	nd Sutton Valence CP	47	1.29	4	1				Phasing based on methodology. Delivery based on commencement and site is under construction		4	4									
16/50	157									RETAIL: Restaurants, Snack Bars, Cafes, Take-Aways, Pubs														Phasing based on methodology. Delivery based on												
4	16/508	574 Sn	mall		Current	Full	12-Apr-	17 24 Lower Stone Street,	6LX	RESIDENTIAL: Temporary	RESIDENTIAL: Permanent	100	576198	155533	High Street	:		1.04	4	1				commencement and site is under construction		4	4									
									Boughton Monchelses	Accommodation/ Granny Flats/Caravans/Ho					Boughton	sa Boughton																				
17/50	17/503	852 Sn	mall		Current	Full	16-Aug-	18 Wierton Place, Wierton Road	, Kent, ME17 4JW	Boats/Outbuilding	1	100	578137	149890	And Chart Sutton	under Blear CP		1.68 4	4					Phasing and delivery based on methodology.		4		4								
	163 20/500 REM	743/ La			Current	Reserved	14.60	20 466 Loose Road	Maidstone Kent ME15 9UA	RESIDENTIAL: Vacant Land within Curtilage	RESIDENTIAL: Permanent Accommodation	١,			Courth		١,	1.39 5						Phasing and delivery based on methodology.												
6/001	KEWI	La	arge		Current	Matters	1474/11	20 400 LDUSE NOSU	JUA	RESIDENTIAL: Temporary Accommodation/	RESIDENTIAL: Permanent		,		30001			.39 3	,					Priasing and delivery based on methodology.												
									Maidstone.	Granny Flats/Caravans/Ho																										
19/50	19/500	665 Sn	mall		Current	Full	25-Apr-	19 19 College Road	Kent, ME15 6YH	Boats/Outbuilding s FARMING:	RESIDENTIAL:	100	576106	155196	High Street	:		1.05	4					Phasing based on methodology. Delivery based on commencement and site is under construction		4	4									
19/50: 9/REN	21 19/501 REM	219/ Sn	mall		Current	Full	29-Jan-	The Lodge, Hayle Place, Cripple 19 Street	Maidstone ME15 6DW	Agricultural Land	RESIDENTIAL: Permanent Accommodation		576110	153917	South	Tovil CP		1.16 4	4					Phasing and delivery based on methodology.		4		4								
										EMPLOYMENT: Offices (other	RESIDENTIAL: Permanent Accommodation																									
	120 19/503 FULL	206/ Sn	mall		Current	Full	17-Jan-	20 6 Clarendon Place King Street	Kent ME14	Offices used for Central or Local Government)		100	576494	155734	High Street			1.04 4	4					Phasing and delivery based on methodology.		4		4								
										Offices (other than A2 and	RESIDENTIAL: Permanent Accommodation																									
	20/501 LBC	833/ Sn	mall		Current	Other Minor	19-Jun-	20 6 Clarendon Place King Street	Kent ME14	Offices used for Central or Local Government)		100			High Street	:	C	1.04	4	1				Phasing based on methodology. Delivery based on commencement and site is under construction		4	4									

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eference	on noi te		92	Allocation	at ionStatus	ation Type	on Date	\$5	Ĝ.	rus / Existing Use	sed Use	ntage of Site on PDL	sâu			rea (net)	arted (gain)	· Construction (gain)	21 Completed (gain) arted (loss)	leted (10s3)	ical Completions 2019/2	ical Completions 2017/2	ffee conclusion	y balance		23	24	1 25	26	1 27	. 88	29	30	31	
Site	A STATE	È	SiteSi	P17.	Appli	Appli	Decks	Adda	Addre	RETAIL: Shops,	DECIDENTIAL.	Perce Eastir	North	Ward	Pa ris	Site A	Not S	nde	2020-	Comp	Histo Histo	Histo	HISO	lddns	Year : 2021/	Year 2022/	Year 3 2023/	Ye ar 4	Year ! 2025/	Year 6 2026/	Year 7	Year 8 2028/29	Year 9 2029/	year: 2030/	2031
									Ashford	Retail Warehouses Pos	Permanent st Accommodation																								
19/50: 2/OUT	53 19/503 OUT	3532/ Sm	nall		Current	Outline	04-Sep-20	0 3-5 Kings Road Headcorn	Kent TN27 9QT	Offices, Retail Services		100		Headcorn	Headcorn CP	0.11	4						Phasing and delivery based on methodology.	4			4								
										RETAIL: Restaurants,	RESIDENTIAL: Permanent																								
	93 20/503								Marden	Snack Bars, Cafes Take-Aways, Pub	s, Accommodation			Marden A																					
5/FULI	FULL	Sn	nall		Current	Full	18-Feb-21	1 White Hart Claygate	TN12 9PL	FARMING:	RESIDENTIAL:	100		Yalding	Street CP	0.38	4						Phasing and delivery based on methodology.	4		4									
20/50! 6/PNC	39 L 20/505	396/				Prior		Barn A Land Fronting Willow	Tonbridge Kent TN12	Agricultural Buildings (other than Dwellings	Permanent Accommodation			Marden A	nd Collier																				
A	PNQCL	A Sn	nall		Current	notification	20-Jan-21	1 Farm Collier Street	9RP	and Shops)	RESIDENTIAL:	0			Street CP	0.29	4						Phasing and delivery based on methodology.	4		4									
18/50: 0		1920 La	rge		Current	Full	04-Jul-18	8 23 Hayle Road	Kent, ME1 6PE	5 Permanent Accommodation	Permanent	100 576128	154999	High Stree	et	0.03		5		1			Phasing based on methodology. Delivery based on commencement and site is under construction	4	4										
									Sutton	FARMING: Agricultural	RESIDENTIAL: Permanent																								
18/500 9/PNC	L 18/506	5599/			Current	Other Minor	28-Feb-19	Coombe Farm, Sutton Valence			Accommodation	0 580732	148861	Sutton Valence Ar		0.13							Phasing based on methodology. Delivery based on												
A	PNQCL	A SII	1811		Current	Other Minor	28-Fe0-15	y Pill	3AX	and Shops) RETAIL: Restaurants	RESIDENTIAL: Permanent	0 580732	148801	Langley	Valence CP	0.13		-	3				commencement and site is under construction												
16/50	77								Kent, ME1		s Accommodation																								
6	18/506	5442 La	rge		Completed	Full	24-May-19	9 509 Loose Road	9UQ Sutton	RESIDENTIAL:	RESIDENTIAL:	100 576374	153046	South		0.12		-	4				Phasing and delivery based on methodology.	0											
16/500	48 20/504					0.45	00 -	Land Rear of, Redic House,	Valence, Kent, ME1	7 Vacant Land within Curtilage	Permanent Accommodation			Sutton Valence Ar	nd Sutton								Desired Alberta Services												
18/50		Sn	nall		Current	Outline	08-Dec-20	Warmlake Road Land East To The Grove Residential Home, 6 Bower	3LP Maidstone	, RESIDENTIAL: 6 Vacant Land	RESIDENTIAL: Permanent	0		Langley	Valence CP	0.2	3						Phasing and delivery based on methodology.  Phasing based on methodology. Delivery based on	3			3								
0	18/502	2320 Sm	nall		Current	Full	06-Feb-19	9 Mount Road	8AU	within Curtilage	Accommodation  RESIDENTIAL:	0 575020	155849	Bridge		0.2		3					commencement and site is under construction	3	3										
18/50	72								Marden,	Agricultural Buildings (other	Permanent																								
1/PNC A	L 18/503 PNQCL	3721/ .A Sm	nall		Current	Other Minor	25-Oct-18	The Lambing Shed, Blue House Farm, Battle Lane	9AN	and Shops)		0 575951	146337	Marden Ar Yalding	nd Marden CP	0.09		3					Phasing based on methodology. Delivery based on commencement and site is under construction	3	3										
18/50	01 18/506	5016/							Hunton, Kent, ME1	EMPLOYMENT: 5 Light Industry	Permanent			Coxheath									Phasing based on methodology. Delivery based on												
6/PNP	PNPA	Sn	nall		Current	Other Minor	25-Jan-19	9 Wilsons Yard, George Street	ORF	FARMING: Agricultural	Accommodation RESIDENTIAL: Permanent	100 573069	149319	And Hunto	on Hunton CP	0.06		3					commencement and site is under construction	3	3										
19/50: 0/PNC	42 L 19/501	1420/							Hunton, Kent. ME1	Buildings (other than Dwellings	Accommodation			Coxheath									Phasing based on methodology. Delivery based on												
O/PNO	PNQCL	A Sn	nall		Current	Other Minor	13-May-19	9 Wilsons Yard, George Street	ORF	and Shops) FARMING:	RESIDENTIAL:	0 573069	149319	And Hunto	on Hunton CP	0.04		3					commencement and site is under construction	3	3										
19/50									Boughton Monchelse	a Buildings (other	Permanent Accommodation				ea Boughton																				
A A	L 19/502 PNQCL		nall		Current	Other Minor	20-Jun-19	9 Boughton Mount Farm, Cliff Hill	, Kent, I, ME17 4NB Tonbridge	than Dwellings and Shops) RESIDENTIAL:	RESIDENTIAL:	0 577245	152134	And Chart Sutton	Monchelse CP	0.06	3						Phasing and delivery based on methodology.	3		3									
	52 19/503 OUT	3527/ Sm	nall		Current	Outline	08-Jan-21	Penryn Station Road Staplehurs	Kent TN12	Permanent Accommodation	Permanent Accommodation	100		Staplehurs	Staplehurst st CP	0.31	4			1			Phasing and delivery based on methodology.	3			3								
19/50	34 19/505	345/							Maidstone	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent												0,000												
5/FULI	FULL	Sn	nall		Current	Full	23-Dec-19	9 19 Dover Street	8LF	Accommodation RETAIL: Financia	al RESIDENTIAL:	100 574398	154771	Fant		0.01	3	-					Phasing and delivery based on methodology.	3		3									
										& Prof. Services (High	Permanent Accommodation																								
	42 19/505 PNM		sall lles		Current	Other Minor	22-Dec-10	9 39-41 Lower Stone Street	Kent ME15	Street/Public Access), Betting Shops		100 576262	155449	Minh Stree		0.04		2					Phasing based on methodology. Delivery based on commencement and site is under construction	3	3										
O) T TELL					Current	Outer winds	23 000 1	33 41 LOWER STORE STREET	001	EMPLOYMENT: Offices (other	RESIDENTIAL: Permanent	100 570202	133440	riigii saree		0.04							Commencement and size is under construction												
									Maidstone	than A2 and Offices used for	Accommodation																								
	29 20/500 OUT		nall		Current	Outline	30-Mar-20	D Rgva Crismill Lane Bearstead	Kent ME14 4N	Central or Local Government)		100		Detling An Thurnham	Thurnham CP	0.21	3						Phasing and delivery based on methodology.	3		3									
20/50	77								Maidstone	FARMING: Agricultural Buildings (other	RESIDENTIAL: Permanent Accommodation																								
	20/502 PNQCL				Current	Prior notification	01-Sep-20	Roydon Farm Pye Corner  Ulcombe	Kent ME17	than Dwellings and Shops)	Accommodation	0		Headcorn	Ulcombe CI	0.07	3						Phasing and delivery based on methodology.	3		3									
									Staplehurs	FARMING: it Agricultural	RESIDENTIAL: Permanent				,,,,,,,																				
	L 20/501	1595/				Prior		Newstead Farm Couchman	Tonbridge Kent TN12	Buildings (other than Dwellings	Accommodation				Staplehurst																				
A	PNQCL	A			Current	notification	14-Jul-20	0 Green Lane	Boughton	and Shops) FARMING:	RESIDENTIAL:	0		Staplehurs	st   CP	0.09	3						Phasing and delivery based on methodology.	3		3									
20/50: 3/PNC	69 CL 20/501	1693/				Prior		Agricultural Buildings at Judge	Maidstone	Agricultural Buildings (other than Dwellings	Permanent Accommodation				Boughton Malherbe																				
A	PNQCL	.A Sn	nall		Current	notification	12-Jun-20	D House Fsrm Woodcock Lane	2AY	and Shops)  VACANT: Vacan	it RESIDENTIAL:	0		Headcorn	CP	0.05	3						Phasing and delivery based on methodology.	3		3									
	61 20/502								Monchelse Kent ME17	Land Previously Developed	Permanent Accommodation				Boughton Monchelse	a																			
4/OUT	OUT	Sn	nall		Current	Outline	14-Aug-20	D Land Adjacent 24 Hubbards Lan	ne 4LN	RETAIL: Shops,	RESIDENTIAL:	0		Loose	CP	0.12	3	-					Phasing and delivery based on methodology.	3			3								
20/5-	47 20/505	470							Maidstone	Retail Warehouses, Pos	Permanent st Accommodation																								
	47 20/505 FULL		nall		Current	Full	24-Dec-20	0 45 Union Street		Offices, Retail Services		100		East		0.02	3						Phasing and delivery based on methodology.	3		3									

CO

																			19/20	18/2019	17/2018												
	pplication No	esize	17 Allocation	pplicationStatus	pplication Type	rcision Date	Idress	3dress2	evious / Existing Use	oposed Use	rcentage of Site on PDL	orthings	ard	rish	te Area (net)	ot Started (gain) oder Construction (gain)	IZO-21 Completed (gain)	ot Started (loss)	storical Completions 20	storical Completions 20	storial Completion 20	pply balance	Year 1 2021/22	:ar 2 i22/23	rar 3 23/24	ar 4 24/25	ar 5 25/26	ar 6 26/27	ar7 27/28	Year 8 2028/29	29/30	ar 10 B0/31	81+
- 2	ह द	33		₹	₹	ă			FARMING: Agricultural	RESIDENTIAL: Permanent	ž 3	ž		2	ं के व	2 5	×	2 8	Ī	Ŧ	Ŧ Ŧ	<u> </u>	* *	× ×	× ×	× ×	_ × ×	× ×	* X	_ × ×	* ×	* *	×
20/5/ 5/PN	QCL 20/50611	i/			Prior		Burford Farm Redwall Lane	Maidstone Kent ME17	Buildings (other than Dwellings	Accommodation			Coxheath																				
A	PNQCLA	Small		Current	notificatio	on 18-Feb	I-21 Linton Springwood Road Staff	4BD	and Shops) RESIDENTIAL:	RESIDENTIAL:	0		And Huntor	Linton CP	0.16	3					Phasing and delivery based on methodology.  Phasing based on methodology. Delivery based on	3		3									
15/5	15/50297	Large		Current	Reserved Matters	28-Sep	Accommodation Campus, 1-18 Springwood Road	Barming	Permanent Accommodation FARMING:	Permanent Accommodation RESIDENTIAL:	100 573086	155287	Heath		1.21		30	2	7		commencement and as this is a conversion it is likely to come forward at a quicker rate	30	30										
								Marden.	Agricultural Buildings (other	Permanent																							
11/1	723 14/0346	Small		Current	Full	07-Jul	I-14 Tanner Oast, Goudhurst Road	Kent, TN12 I, 9ND	than Dwellings and Shops)	Accommodation	0 573188	141527	Marden An Yalding	d Marden CP	0.36		2				Phasing based on methodology. Delivery based on commencement and site is under construction	2	2										
16/5	0394 20/50116	1/						Detling, Kent, ME14	RESIDENTIAL: Vacant Land	RESIDENTIAL: Permanent			Detling And																				
7	FULL 0619 20/50043	Small		Current	Full		1-20 3 Hockers Lane,	Gillingham	RESIDENTIAL:	Accommodation RESIDENTIAL: Permanent	0		Thurnham	Detling CP Bredhurst	0.27	2					Phasing and delivery based on methodology.  Phasing based on methodology. Delivery based on	2		2									
5	0619 20/50043 REM	Small		Current	Matters		Land Rear Of Forge Lodge For -20 Lane Bredhurst	ge Kent ME7 3JW		Accommodation RESIDENTIAL:	0		Boxley	CP Bredhurst	0.26		2				Phasing based on methodology. Delivery based on commencement and site is under construction	2	2										
16/5								Headcorn, Ashford,	Agricultural	Permanent																							
1/PN A	QCL 18/50284 PNQCLA	L/ Small		Current	Other Mir	nor 31-Jul	I-18 Oakfield Farm, Grigg Lane	Kent, TN27 9LT	than Dwellings and Shops)		0 585515	145051	Headcorn	Headcorn CP	0.06		2				Phasing based on methodology. Delivery based on commencement and site is under construction	2	2										
									RESIDENTIAL: Temporary	RESIDENTIAL: Permanent																							
								Doughton	Accommodation Granny Flats/Caravans/I	Accommodation			Boughton																				
16/5								Monchelses . Kent.	a use Boats/Outhwildi				Monchelses	a Boughton Monchelsea																			
3	16/50851	Small		Current	Other Mir	nor 20-Dec	:-18 Lewis Court Cottage, Green La		s RESIDENTIAL:	RESIDENTIAL:	100 577023	151179	Sutton	CP	0.28	2	-				Phasing and delivery based on methodology.	2		2									
17/5	17/50059				Full		Robins Court, Wordsworth	Heath, Kent	Permanent t, Accommodation	Permanent Accommodation	100 576705	157398			0.04																		
5	17/50059	Small		Current	Full	13-Sep	-17 Road,	ME14 2HJ	FARMING: Agricultural	RESIDENTIAL: Permanent	100 5/6/05	15/398	North		0.04	2					Phasing and delivery based on methodology.	2		2									
17/5/ 8/PN	0097 QCL 20/50494	i/						Marden, Kent, TN12	Buildings (other than Dwellings	Accommodation			Marden An	d																			
A	FULL	Small		Current	Full	24-Dec	-20 Far Acre Farm, Goudhurst Ro	ad 9LT	and Shops) FARMING:	RESIDENTIAL:	100		Yalding	Marden CP	0.01	2					Phasing and delivery based on methodology.	2		2									
17/5								Ashford,	Agricultural Buildings (other	Permanent Accommodation																							
A A	QCL 17/50302 PNQCLA	Small		Current	Other Mir	nor 11-Aug	Cow Shed & Potting Shed, t-17 Woodside Farm, Grigg Lane,	9LU Maidstone,	than Dwellings and Shops1 RESIDENTIAL:	RESIDENTIAL:	0 584695	144886	Headcorn	Headcorn CP	0.02		2				Phasing based on methodology. Delivery based on commencement and site is under construction	2	2										
17/5	17/50440	B Large		Current	Outline	03-Jan	ı-18 30 Plains Avenue		Permanent	Permanent Accommodation	100 576892	154208	Shepway North		0.3	3		1	4		Phasing and delivery based on methodology.	2		2									
								Roughton	RESIDENTIAL:	RESIDENTIAL:											,												
								, ivialustone		Accommodation			Boughton Monchelses																				
17/5	18/50340	Small		Current	Full	31-Aug	-18 The Yard, Hermitage Lane,	Kent, ME17 4DA	EMPLOYMENT:	DECIDENTIAL.	100 578429	148836	And Chart Sutton	Monchelsea CP	0.15	4		2			Phasing and delivery based on methodology.	2		2									
17/5	0598						Former Highways Depot, Upp	Hunton, er Kent, ME15	General Industr	y Permanent			Coxheath																				
6	17/50598	Small		Current	Full	17-Jan	-18 Barn Hill	0QL	Repairs FARMING:	RESIDENTIAL:	100 572230	151377	And Huntor	Hunton CP	0.21	2	-				Phasing and delivery based on methodology.	2		2									
17/5								Ashford,	Agricultural Buildings (other	Permanent Accommodation																							
A A	QCL 17/50651 PNQCLA			Current	Other Mir	nor 12-Mar	Stable And Cattle Shed, -18 Bletchenden Road		than Dwellings and Shops) EMPLOYMENT:	DECIDENTIAL.	0 583729	143063	Headcorn	Headcorn CP	0.09		2				Phasing based on methodology. Delivery based on commencement and site is under construction	2	2										
								Boughton	Warehouses and	d Permanent al Accommodation			Boughton																				
18/5	0019 18/50019	,						Monchelses , Kent,	<ul> <li>e, Cash and Carr</li> <li>Postal Sorting</li> </ul>	у,			And Chart	a Boughton Monchelsea																			
7/PN	P PNP	Small		Current	Other Mir	nor 08-Mar	r-18 The Hermitage, Hermitage Lan	ne ME17 4DA	Office EMPLOYMENT: Offices (other	RESIDENTIAL: Permanent	100 578328	148845	Sutton	CP	0.39	2					Phasing and delivery based on methodology.	2		2									
18/5	0168							Maidstone	than A2 and Offices used for	Accommodation																							
6/LA	WPR 18/50168			Current	Other Mir	nor 26-Aug	:-18 36-38 Earl Street	Kent, ME14	Central or Local Government)		100 575953	155882	High Street		0.02	2					Phasing and delivery based on methodology.	2		2									
18/5	0200							Maidstone, Kent, ME15	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent			Shepway								Phasing based on methodology. Delivery based on												
5	18/50200	Small		Current	Full	17-Jul	I-18 8A And 8 Mangravet Avenue	98Q	Accommodation FARMING: Agricultural	Accommodation RESIDENTIAL: Permanent	100 577230	153355	North		0.05		2				commencement and site is under construction	2	2										
18/5/ 4/PN	0304 QCL 18/50304	w/						Ulcombe, Kent, ME17	Agricultural Buildings (other than Dwellings												Phasing based on methodology. Delivery based on												
A	PNQCLA	Small		Current	Other Mir	nor 13-Aug	1-18 Little Jubilee Barn, Stickfast La	ne 1HA Penenden	and Shops) RESIDENTIAL:	RESIDENTIAL:	0 584261	147513	Headcorn	Ulcombe CP	0.1		2				commencement and site is under construction	2	2										
								Maidstone,	Permanent Accommodation	Permanent Accommodation																							
18/5	18/50325	Small		Current	Full	13-Aug	t-18 Robins Court, Wordsworth Ro	Kent, ME14	FARMING:	RESIDENTIAL:	100 576705	157398	North		0.3	2					Phasing and delivery based on methodology.	2		2									
									Agricultural Buildings (other	Permanent																							
18/5	18/50366	Small		Current	Full	21-Sep	-18 Salts Farm, Salts Lane	Loose, Kent ME15 0BD	t, than Dwellings and Shops)		0 576037	151845	Loose	Loose CP	0.48	2					Phasing and delivery based on methodology.	2		2									

																				07/50	8/2019	7/2018														
									8		n PDL							(gain)	(gain)	pns 201	ons 201	ons 201	S.													
8	9		8	tatus	ype				is ting (		fSiteo					2	(ujeg	ruction	ple ted loss)	oss) molet is	mpletik	mpletie	nclusic	8												
aferenc	ation		Illocati	ationS	ation1	on Dat	2	,	s/E	an pag	rtage o	26	s au			rea (ne	arted (	Const	21 Com	leted (I	S S	is C	Hice co	/ balan		2	23	24	. 52	92	. 42	. 82	. 62		91	1
Site Re	Applic	Site Siz	47140	Applic	Applic	Decision	Addre	1	Previo	Propos	Percer	Eastin	Northi	Ward	Parish	Site A	Not St	Under	2020-2 Not St	Compl	Histor	Histori	HS O	Supply	Year 1	2021/: Year 2	202 c.j.	2023/:	Year 4 2024/;	Year 5 2025/;	Year 6 2026/;	Year 7 2027/;	Year 8 2028/;	Year 9 2029/3	year 10 2030/31	2031+
18/50376							Land To The Rear Of 244	150 Kent, I	one, EMPLOYMENT: IE16 Light Industry	Permanent																										
3	18/503763	Small		Current	Full	08-Mar-1	9 Upper Fant Road	8BX	FARMING:	Accommodation RESIDENTIAL:	10	0 574578	154847	Fant		0.06	2	-					Phasing and delivery based on methodology.		2		2	-							-	+
								Ashfor	orn, Agricultural d, Buildings (other	Permanent Accommodation																										
18/50398 0	18/503980	Small		Current	Full	10-May-1	9 Hazelpits Farm, Ulcombe R	oad 9LD	N27 than Dwellings and Shoos)			0 583311	144885	Headcorn	Headcorn CP	1.2	2						Phasing and delivery based on methodology.		2		2									
18/50447								Marde Kent, 1	N12 Permanent	RESIDENTIAL: Permanent				Marden And										1												
18/50497	18/504473	Small		Current	Full	09-Jan-1	9 Willows, Howland Road		one, RESIDENTIAL:	Accommodation RESIDENTIAL:	10	0 575117	144584		Marden CP	0.04	2						Phasing and delivery based on methodology.	† ·	4		-									+
4	18/504974	Small		Current	Full	09-Jan-1	9 260 Willington Street	8AT	ME15 Vacant Land within Curtilage FARMING:	Permanent Accommodation RESIDENTIAL:		0 578288	153502	Shepway South		0.06	2						Phasing and delivery based on methodology.		2		2									
								Marde	Agricultural	Permanent Accommodation																										
18/50497	18/504975	Small		Current	Full	17-Jun-1	.9 Broad Forstal Farm, Tilden	Kent, 1	N12 than Dwellings and Shops)	Accommodation		0 574259	146585	Marden And Yalding	Marden CP	0.21		,					Phasing based on methodology. Delivery based on commencement and site is under construction	١.	2	,										
3	10/3049/3	Silidii		Current	ruii	17-3011-1	5 Broad Porstai Pariti, Filderi	Laile SAX	FARMING: Agricultural	RESIDENTIAL: Permanent		0 374239	140363	raiding	Waldell Cr	0.21		- 2					Commencement and site is under consultation													
18/50578							Buildings At Burford Farm,	Linton	Buildings (other than Dwellings	Accommodation				Coxheath																						
6	18/505786	Small		Current	Full	11-Mar-1	9 Redwall Lane	ME17	IBD and Shops) EMPLOYMENT:	RESIDENTIAL:	-	0 573703	149134	And Hunton	Linton CP	0.17	2	_					Phasing and delivery based on methodology.	-	2		2	_								-
									Offices (other than A2 and	Permanent Accommodation																										
19/50122 3/PNOCL	19/501223/							Maidst Kent, I	one, Offices used for IE14 Central or Local																											
A		Small		Current	Other Mino	24-May-1	9 23-24 County Road	1XJ	Government) FARMING:	RESIDENTIAL:	10	0 576277	156309	East		0.01	2	-					Phasing and delivery based on methodology.	+ :	2		2	-							-	+
19/50160								Harriet	Agricultural sham Buildings (other	Permanent																										
3/PNQCL A	19/501603/ PNQCLA	Small		Current	Other Mino	23-May-1	Buildings 1 & 3, Runham Fa 9 Runham Lane	rm, , Kent,	than Dwellings INH and Shops)			0 587185	151362	Harrietsham And Lenham	n Lenham CP	0.16	2						Phasing and delivery based on methodology.	;	2		2									
									FARMING: Agricultural	RESIDENTIAL: Permanent																										
19/50161 6/PNQCL	19/501616/						Buildings 2 & 4, Runham Fa	rm, , Kent,	sham Buildings (other than Dwellings	Accommodation				Harrietsham	,																					
A	PNQCLA	Small		Current	Other Mino	22-May-1	9 Runham Lane	ME17	INH and Shops)  EMPLOYMENT:	RESIDENTIAL:		0 587185	151362	And Lenham	Lenham CP	0.17	2						Phasing and delivery based on methodology.		2		2	-							-	+
									Warehouses and Storage/Wholesa	al Accommodation																										
19/50180 8/PNP	19/501808/	Small					9 Building At Rock Farm, Gibl	Kent, I	tead, e, Cash and Carry NE18 Postal Sorting	у.	l	0 568010	152476		Nettlestead	0.09								١.												
SPINE	PNP	Small		Current	Other Mino	03-Jun-1	9 Building At ROCK Farm, Gibi	S HIII SHI	Office FARMING: Agricultural	RESIDENTIAL: Permanent	- 10	10 208010	1524/6	Yalding	CP	0.09	2						Phasing and delivery based on methodology.	<u> </u>	1		-									1
19/50208	19/502089/						Cow & Ladder Shed Agri Buildings, Church Farm,	Ulcom Kent I	De, Buildings (other than Dwellings	Accommodation																										
A	PNQCLA	Small		Current	Other Mino	13-Jun-1	9 Ulcombe Hill	1DN	and Shops) one RESIDENTIAL:	RESIDENTIAL:		0 584552	149770	Headcorn	Ulcombe CP	0.21	2	-					Phasing and delivery based on methodology.		2		2	_							-	-
19/50443 8/FULL	19/504438/ FULL	Small		Current	Full	12-Nov-1	Land Rear of 258 To 262 9 Willington Street	Kent N 8AT	E15 Vacant Land	Permanent Accommodation		0 578266	153502	Shepway South		0.05		2					Phasing based on methodology. Delivery based on commencement and site is under construction	1 .	2	2										
									RETAIL: Shops, Retail																											
19/50467 6/LAWPF	19/504676/							Maidst Kent N		st Accommodation																										
0	LAWPRO	Small		Current	Other Mino	08-Nov-1	9 15A King Street	18A	Services RESIDENTIAL:	RESIDENTIAL:	10	0 576253	155782	High Street		0.02	2	-			+		Phasing and delivery based on methodology.	1 :	2	-	2	+							-	+
									Temporary Accommodation	Permanent / Accommodation														1												
									Granny Flats/Caravans/H	lo																										
19/50565	19/505655/	Small		Current	Full	07-lan-2	Land Rear Of 48 Beaconsfie	ld	use Boats/Outbuildin	ng	10			South	Tovil CP	0.02							Phasing based on methodology. Delivery based on commencement and site is under construction													
5/FULL	19/505893/			Current	Full	07-Jan-2	Land To The Rear Of 1-3	Maidst	one RESIDENTIAL: E15 Vacant Land	RESIDENTIAL: Permanent	10	10		Shepway	Tovil CP	0.02		2					commencement and site is under construction		2	2										
3/FULL		Small		Current	Full	31-Jan-2	U Highland Road	7QQ	within Curtilage FARMING:			0 578154	153045	South		0.04	2						Phasing and delivery based on methodology.		2		2									_
19/50600								Sandw	y Agricultural	Permanent Accommodation																										
1/PNQCL	19/506001/	Small		Current	Other Mino	20. lan. 2	The Malthouse Mansion Fa	rm Kent N	E17 than Dwellings and Shoos)	Accommodation		0 587499	150059	Harrietsham	n Lenham CP	0.06	,						Phasing and delivery based on methodology.	١.	2		2									
						30 36172			FARMING: Agricultural	RESIDENTIAL: Permanent				Scinidii	- Commercial Commercia	5.05							og and annual and methodology.	T i			$\top$									
20/50065	20/500659/						Barn A Northwest Of 2 The Paddocks Loddington Lane	Kent N	one Buildings (other E17 than Dwellings	Accommodation				Coxheath										1												
9/FULL	FULL			Current	Full	01-Jun-2	0 Linton	4AG Maidst	and Shops) one RESIDENTIAL:	RESIDENTIAL:	1	0		And Hunton	Linton CP	0.19	2						Phasing and delivery based on methodology.	+ :	2		2								-	+
20/50069 2/FULL	20/500692/ FULL	Small		Current	Full	20-Apr-2	Land Rear Of 34 Brockenhu O Avenue	rst Kent N 7ED	E15 Vacant Land within Curtilage	Permanent Accommodation		0		Shepway North		0.15	2						Phasing and delivery based on methodology.	:	2		2									
									FARMING: Agricultural	RESIDENTIAL: Permanent																										
	20/500771/				Prior		Roydon Farm Pye Corner	Kent N	one Buildings (other E17 than Dwellings	Accommodation																										
	PNQCLA			Current	notification	14-Apr-2	0 Ulcombe	1EG Maidst	and Shops) one RESIDENTIAL:	RESIDENTIAL:		0		Headcorn	Ulcombe CP	0.07	2						Phasing and delivery based on methodology.	1	2		2								_	+
20/50126 2/FULL	20/505927/ FULL	Small		Current	Full	08-Feb-2	1 22 Charlton Street	Kent N 8LA	E16 Permanent Accommodation	Permanent Accommodation	10	10		Fant		0.02	2						Phasing and delivery based on methodology.	:	2		2									

Agricultural Buildings (other

Reft., INL2 than Dwellings of ST and Shoos)

East FARNING: RESIDENTIAL: Agricultural Permanent Buildings (other Kent, ME15)

OPT And Shoos)

RESIDENTIAL: Accommodation Accommodation Accommodation Shoos)

Kent, TN12 than Dwellings

31-Oct-19 Far Acre Farm, Goudhurst Road

03-Aug-16 Deanway, Dean Street

Permanent Accommodation

100 573951 142917 Yalding Marden CP 0.01

0 573968 152058 And Hunton CP

Coxheath East Farleigh

Phasing and delivery based on methodology

Phasing and delivery based on methodology.



8/PNQCL 19/504512/

15/50011 15/500114/

A PNQCLA Small

4 PNBCM Small

ompleted Other Mind

Expired Other Minor

	Site	Appl	Sites	Appl	lq Ap	Addi Deck	Addi	Prev	Prop	5	Nort	Ware	Pa ris	Site Not	L de	Not	H H K	HS SH	Supp	Year Year	7023	Year 2024 Year 7ear 2025	Ye ar 202 6	Ye ar 202 7	Ye ar 202 8	202 year	g g
			-					EMPLOYMENT:	RESIDENTIAL:																		
								Offices (other	Permanent				D														
								than A2 and Offices used for	Accommodation				Broomfield and														
15	50262 1	5/502628/				Gravelly Barn, Gravelly Bottom	Kingswood,	Central or Local					Kingswood														
8	P	NJCLA	Small	Expired	Other Minor	22-May-15 Road	ME17 3NX	Government)		100 5835	33 150754	Leeds	CP	0.19				Phasing and delivery based on methodology.	- 1		1						
									RESIDENTIAL:																		
								Offices (other	Permanent				Broomfield														
								than A2 and Offices used for	Accommodation				and														
15	50262 2	0/501880/			Prior	Gravelly Barn, Gravelly Bottom	Kingswood,	Central or Local					Kingswood														
8	P	NOCLA	Small	Current	notification	26-Jun-20 Road		Government)		100		Leeds	CP	0.19	1			Phasing and delivery based on methodology.	- 1		1						
								RESIDENTIAL:	RESIDENTIAL:																		
								Temporary	Permanent																		
								Accommodation/ Granny	Accommodation																		
							East	Flats/Caravans/Ho	,																		
							Farleigh,	use																			
15	50424	.				Land r/o Barker Cottages, New	Kent, ME15	Boats/Outbuilding	:			Coxheath	East Farleigh					Phasing based on methodology. Delivery based on									
2	1	5/504242	Small	Current	Full	26-Oct-15 Cut, Dean Street	OHR	RECREATION:	RESIDENTIAL	100 5745	77 153099	And Hunto	in CP	0.14	1	_		commencement and site is under construction	- 1	1			_			_	
							Ashford,	Other Outdoor	RESIDENTIAL																		
15	50430					Land North Of 61 And 62 Knaves	s Kent, TN27	Recreation										Phasing based on methodology. Delivery based on									
0	1	3/501196	Large H1(3	9) Current	Full	25-May-18 Acre	9TJ			0 5839	75 144448	Headcorn		0.16	1			commencement and site is under construction	- 1	1							
								RECREATION:	RESIDENTIAL																		
15		9/503533/				Land North Of 61 And 62 Knaves				0 5839	39 144480	Haradana	Headcorn	0.45				Phasing based on methodology. Delivery based on									
0	F	JLL	Large H1(3	9) Current	Full	17-Sep-19 Acre	JAW	Recreation FARMING:	RESIDENTIAL:	U 5839	144480	Headcorn	CP	0.16	1			commencement and site is under construction	- 1	-	+		1			_	
								Agricultural	Permanent																		
							Hunton,	Buildings (other	Accommodation																		
15		0/500940/			1		Kent, ME15	than Dwellings				Coxheath	1						l .l				1				
5	F	JLL	Small	Current	Full	22-Apr-20 Park House, Lughorse Lane	0QS Sutton	and Shops)	RESIDENTIAL:	0		And Hunto	n Hunton CP	0.03	1	$\rightarrow$		Phasing and delivery based on methodology.	1		+		1			_	+
								Vacant Land	Permanent			Sutton															
16	50048				Reserved	Land Rear of, Redic House,		within Curtilage	Accommodation			Valence Ar	nd Sutton					Phasing based on methodology. Delivery based on					1				
9	1	9/500724	Small	Current	Matters	15-Apr-19 Warmlake Road	3LP			0 5810	10 150229	Langley	Valence CP	0.2	1			commencement and site is under construction	- 1	1							
								FARMING:	RESIDENTIAL:										ı T				1	I			
								Agricultural Buildings (other	Permanent Accommodation																		
16	50053					Land Adjacent To Bramleys, Old	Loose Kent	than Dwellings	Accommodation									Phasing based on methodology. Delivery based on									
3	1	3/504327	Small	Current	Full	09-Nov-18 Loose Hill	ME15 OAN	and Shops)		0 5756	75 151796	Loose	Loose CP	0.12	1			commencement and site is under construction	- 1	1							
							Staplehurst,	RESIDENTIAL:	RESIDENTIAL:																		
16	50140						Kent, TN12	Vacant Land	Permanent				Staplehurst														
9	- 1	5/501409	Small	Current	Outline	18-Apr-16 Land Adj, 1 Benden Close	0SD	within Curtilage FARMING:	Accommodation RESIDENTIAL:	0 5787	143698	Staplehurs	t CP	0.02	1	_		Phasing and delivery based on methodology.	- 1			1				_	-
$\infty$								Agricultural	Permanent																		
N							Headcorn,	Buildings (other	Accommodation																		
84	50195					Bletchenden Farm, Bletchenden	n Kent, TN27						Headcorn					Phasing based on methodology. Delivery based on									
4	1	5/501954	Small	Current	Full	12-Jan-18 Road	9JB	and Shops)		0 5837	143063	Headcorn	CP	0.64	1			commencement and site is under construction	1	- 1			_			_	
								FARMING: Agricultural	RESIDENTIAL: Permanent																		
							Ashford	Buildings (other	Accommodation																		
16	50195 1	9/506113/				Bletchenden Farm Bletchenden							Headcorn					Phasing based on methodology. Delivery based on									
4	LI	BC	Small	Current	Other Minor	29-Jan-20 Road Headcorn	9JB	and Shops)		0 5837	143063	Headcorn	CP	0.64	1			commencement and site is under construction	- 1	1							
							West	FARMING: Agricultural	RESIDENTIAL: Permanent																		
							Farleigh,	Buildings (other	Accommodation																		
		9/501565/				The Storage Building, Marshalls	Kent, ME15	than Dwellings	Accommodation			Coxheath	West					Phasing based on methodology. Delivery based on									
7/1	NP P	NP	Small	Current	Other Minor	21-May-19 Farm, Hunt Street	OND	and Shops)		0 5703	98 152228	And Hunto	n Farleigh CP	0.03	1			commencement and site is under construction	1	1							
	50581							RESIDENTIAL:	RESIDENTIAL:									Martin based on a subset of the Control of the Cont									
16	10001	5/505813	Small	Current	Full	16-Jul-18 Linton House, 12 Linton Road	ME15 OAD	Vacant Land within Curtilage	Permanent Accommodation	0 5758	6 151920	Loose	Loose CP	0.12	1			Phasing based on methodology. Delivery based on commencement and site is under construction	1	1							
ř							Nettlestead,	, RESIDENTIAL:	RESIDENTIAL:	2,30						$\neg$											
16	50597						Kent, ME18	Vacant Land	Permanent				nd Nettlestead					Phasing based on methodology. Delivery based on									
1	1	5/505971	Small	Current	Full	09-Nov-16 32 Bishops Close	5ES	within Curtilage	Accommodation	0 5685	152521	Yalding	CP	0.03	1	+		commencement and site is under construction	1	1		+	1				+
								FARMING: Agricultural	RESIDENTIAL: Permanent																		
16	50712						Maidstone,	Buildings (other	Accommodation				Boughton										1				
8/	NQCL						Kent, ME17	than Dwellings					Malherbe					Phasing based on methodology. Delivery based on					1				
A	1	3/503189	Small	Current	Full	17-Aug-18 Popes Hall Farm, Sandway		and Shops)		0 5890	10 149243	Headcorn	CP	0.03	1	$\rightarrow$		commencement and site is under construction	1	1						_	
16	50727							RESIDENTIAL: Vacant Land	RESIDENTIAL: Permanent									Phasing based on methodology. Delivery based on									
7	1	5/507277	Small	Current	Full	06-Dec-16 61 Wallis Avenue,	9HS	within Curtilage	Accommodation	0 5786	54 152131	Park Wood	1	0.05	1			commencement and site is under construction	1	1							
	- 1						Sutton	RESIDENTIAL:	RESIDENTIAL:	1.00																	
	.							Vacant Land	Permanent			Sutton															
16		9/505564/	Small		Full	The Gables, Maidstone Road	Kent, ME17	within Curtilage	Accommodation	0 5809	37 150842	Valence Ar	nd Sutton Valence CP	0.12				Phasing based on methodology. Delivery based on									
/	P	JLL	Julian	Current	ruii	10-Jan-20 19/505564/FULL	3LS	RESIDENTIAL:	RESIDENTIAL:	U 5809	,, 150842	Langley	Broomfield	0.12	1			commencement and site is under construction	- 1	- 1	+					_	+-
							Kingswood,	Permanent	Permanent				and														
17	50074						Kent, ME17	Accommodation	Accommodation				Kingswood														
3	1	7/500743	Small	Current	Outline	19-Apr-17 Oakleigh, Chartway Street,	3QA			100 5840	74 150555	Leeds	CP	0.1	2	1		Phasing and delivery based on methodology.	1		+	1	-				+
								FARMING: Agricultural	RESIDENTIAL: Permanent																		
							Staplehurst,	Buildings (other	Accommodation																		
17	50105					Mathurst Farm, Goudhurst	Kent, TN12	than Dwellings					Staplehurst					Phasing based on methodology. Delivery based on									
4	1	7/501054	Small	Current	Full	19-May-17 Road,		and Shops)		0 5772	7 140802	Staplehurs	t CP	0.1	1	$\perp$		commencement and site is under construction	1	1							
								EMPLOYMENT:	RESIDENTIAL:																		
								Offices (other than A2 and	Permanent Accommodation																		
			1				Maidstone,	Offices used for	Accommodation																		
											1	1			1 1		1 1 1	Phasing based on methodology. Delivery based on	ı <b>I</b>		1	1					
17	50244						Kent, ME14	Central or Local											1								
17	50244	7/502444	Small	Current	Full	30-Jan-18 Land to rear, 35 Albion Place	Kent, ME14 5DZ	Central or Local Government)		100 5765	73 155883	High Street	t	0.02	1			commencement and site is under construction	1	1							
4	1	7/502444	Small	Current	Full	30-Jan-18 Land to rear, 35 Albion Place	Kent, ME14 5DZ Detling,	Central or Local Government) RESIDENTIAL:	RESIDENTIAL:	100 5765	73 155883			0.02	1			commencement and site is under construction	1	1	-						
17	50261			Current	Full		Kent, ME14 5DZ Detling, Kent, ME14	Government) RESIDENTIAL: Vacant Land	Permanent			Detling An	d	0.02	1			commencement and site is under construction  Phasing based on methodology. Delivery based on	1	1	+						
4	50261	7/502444				30-Jan-18 Land to rear, 35 Albion Place 13-Oct-17 Land Rear Of, 3 Hockers Lane,	Kent, ME14 5DZ Detling, Kent, ME14	Central or Local Government) RESIDENTIAL:	Permanent	100 5765 0 5792		Detling An			1			commencement and site is under construction	1	1							

				•	atus	ь				sting Use		Site on PDL					_	(ain)	Meted (gain)	0000)	splet ions 2019/20	decions co.to/ co.to	nplet ions 2017/2018	rches on	9											
	Site Reference		SiteSize	LP17 Allocation	ApplicationSt	Application T	Decision Date	Address	Addres s2	snowad FARMING:	RESIDENTIAL:	Percentage of	Eastings	Northings	Ward	Parish	Site Area (net	Not Started (g	2020-21 Com	Not Started (I	Historical Cor	nstorical Cor	Historical Cor	HIS Office co	Supply balanc	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	year 10 2030/31	2031+
	50291 PNQCL 17/502 PNQCL	2910/ .A Sma		Cur	rent	Other Minor	20-Jul-	Agricultural Building at Chickenden Oast, Chickende 17 Lane	Tonbridge, n Kent, TN12 ODP	t, Agricultural Buildings (other than Dwellings and Shops)		0 581	162 143	3609 St	aplehurst	Staplehurst CP	0.03		1					Phasing based on methodology. Delivery based on commencement and site is under construction	1	1										
17/	50296 19/501	1091 Sma		Cur	rent	Full	02-May-	19 Lake House, Church Road,	, Kent,	m RESIDENTIAL: Vacant Land within Curtilage FARMING:	RESIDENTIAL: Permanent Accommodation RESIDENTIAL:	0 587	219 152		arrietsham nd Lenham		0.35		1					Phasing based on methodology. Delivery based on commencement and site is under construction	1	1										
17/	50321 20/505 FULL	5482/		0	rent	Full	27 Inc.	21 Rain Farm, Eastwood Road,	Ulcombe, Kent, ME1 1EJ	Agricultural Buildings (other than Dwellings	Permanent					Ulcombe CP	0.06	1						Phasing and delivery based on methodology.	,		1									
-		31116		Cui	ent	ruii	27-1411-		Nettlestea Maidstone	and Shops)  RESIDENTIAL:  d, Permanent  Accommodation	RESIDENTIAL: Permanent Accommodation						0.00																			
7	17/503	3397 Sma	1	Cur	rent	Full	08-Mar-	16 Kings Cottages, Maidston 18 Road	SER Pye Corner	FARMING: , Agricultural	RESIDENTIAL: Permanent	100 568	1729 152		larden And alding		0.06		1					Phasing based on methodology. Delivery based on commencement and site is under construction	1	1										
17 <i>/</i> 9	50354 18/500	0762 Sma		Cur	rent	Full	13-Apr-	The Old Apple Store On Land 18 Forge House & Rock Cottage	Bet Kent, ME1	Buildings (other than Dwellings and Shops) FARMING:	Accommodation  RESIDENTIAL:	0 585	395 148	8514 He	eadcorn	Ulcombe CP	0.03		1					Phasing based on methodology. Delivery based on commencement and site is under construction	1	1	ı									
17/	50354 20/506 FULL			Cur	rent	Full	04-Mar-	The Land At The Old Apple S 21 Pye Corner	Ulcombe tore Kent ME17 1EH	and Shops)		0		He	eadcorn	Ulcombe CP	0.03	1						Phasing and delivery based on methodology.	1		1									
17/	50438 19/505	6697/							Kent ME16	Retail	RESIDENTIAL: Permanent Accommodation																									
17/	NM FULL 50491			Cur	rent	Full	30-Jan-	20 317 Tonbridge Road	Sandway,		RESIDENTIAL: Permanent Accommodation	100 573	1969 155	5025 Fa	ant		0.02	1						Phasing and delivery based on methodology.	1		1									
מ ת	PNQCL 17/504 PNQCL	1915/ A Sma	П	Cur	rent	Other Minor	10-Nov-	17 Hill Farm, Liverton Hill,	Kent, ME1 2AH		RESIDENTIAL: Permanent Accommodation	0 587	366 149		arrietsham nd Lenham	Lenham CP	0.01		1					Phasing based on methodology. Delivery based on commencement and site is under construction	1	1										
17/	50519	5198 Sma		Cur	rent	Full	15-Dec-	17 Richmond House, Rectory La	Valence, Maidstone Kent, ME1	Granny Flats/Caravans/l use Boats/Outbuildi		100 581	574 149		utton alence And	Sutton Valence CP	0.02		1					Phasing based on methodology. Delivery based on commencement and site is under construction	1	,										
									Chart Sutton,	EMPLOYMENT: Warehouses and Storage/Wholes e, Cash and Carr	d Permanent al Accommodation			Вс	oughton Ionchelsea																					
7/F	'50529 'NP 18/506	5187 Sma		Cur	rent	Full	28-May-	Lambs Cross Farm, Chart Hill 19 Road,	3EX Boughton Monchelse	7 Postal Sorting Office RESIDENTIAL: 18 Vacant Land	RESIDENTIAL: Permanent	100 578	1924 148	8497 Su Bo M	utton oughton lonchelsea		0.03	1						Phasing and delivery based on methodology.	1		1									
7		5457 Sma		Cur	rent	Full	14-Dec-	17 92 The Quarries,	, Kent, ME17 4NJ Maidstone	RESIDENTIAL: Vacant Land	RESIDENTIAL: Permanent	0 577	401 151	1651 Su	nd Chart utton	Monchelsea CP	0.11		1					Phasing based on methodology. Delivery based on commencement and site is under construction	1	1										
1	50646 19/503 FULL 50060	Sma				Full		Land Adjacent To Syringa 19 Orchard Close Langley	3LL Lenham, Kent, ME1	within Curtilage  RESIDENTIAL: Vacant Land	RESIDENTIAL: Permanent	0 581		1503 La	arrietsham		0.03		1					Phasing based on methodology. Delivery based on commencement and site is under construction  Phasing based on methodology. Delivery based on	1	1										
	50097	0602 Sma		Cur	rent	Full	10-Apr-	18 25 Beacon Road	Headcorn, Ashford,	within Curtilage FARMING: Agricultural Buildings (other	Accommodation RESIDENTIAL: Permanent Accommodation	100 589	144 152	2141 Ar	nd Lenham	Lenham CP	0.05		1					commencement and site is under construction	1	1										
A		0972/ .A Sma		Cur	rent	Other Minor	06-Apr-	18 Peckham Farm, Ulcombe Ro	ad 9JX Linton,	than Dwellings and Shops) FARMING: Agricultural	RESIDENTIAL: Permanent	0 584	1003 146	6124 He	eadcorn	Ulcombe CP	0.04	1						Phasing and delivery based on methodology.	1		1									
	50157 NQCL 18/501 PNQCL	L576/ .A Sma		Cur	rent	Other Minor	16-May-	The Shed, Burford Farm, Red 18 Lane	fwall Kent, ME1 48D	<ul> <li>Buildings (other than Dwellings and Shops)</li> <li>FARMING:</li> </ul>	Accommodation  RESIDENTIAL:	0 573	1744 149		oxheath nd Hunton	Linton CP	0.01	1						Phasing and delivery based on methodology.	1		1									
18/ 0/F A	'50158 'NQCL 18/501 PNQCL	L580/ .A Sma	п	Cur	rent	Other Minor	07-Jun-	The Implement Store, Burfor	rd Kent, ME1 4BD	and Shops)		0 573	1729 149		oxheath nd Hunton	Linton CP	0.02	1						Phasing and delivery based on methodology.	1		1									
18/	50167 18/501	1677 Sma		Ехр	ired	Full	21-May-	Land Rear Of 10 To 16 North 18 Street	Barming,	RESIDENTIAL:  Vacant Land within Curtilage FARMING:	RESIDENTIAL: Permanent Accommodation RESIDENTIAL:	0 572	1544 154	4573 Ba	arming	Barming CP	0.08	1						Phasing and delivery based on methodology.	1		1									
	'50204 'NQCL 19/506 FULL	5239/ Sma		Cur	rent	Full	17-Feb-	The Hopping Farm Brandent Farm Haviker Street Collier 20 Street	Kent TN12 9RH	than Dwellings and Shops)		0 572	102 146	6525 Ya	larden And alding		0.04	1						Phasing and delivery based on methodology.	1		1									
0		2110 Sma		Cur	rent	Full	09-Jul-	Land Between 63 And 64 Qu 18 Elizabeth Squar	een Kent, ME1 9DA Maidstone	within Curtilage RESIDENTIAL:	RESIDENTIAL:	0 577	596 152	2834 Pa	ark Wood		0.04	1						Phasing and delivery based on methodology.	1		1									
18/	50211 18/502	2111 Sma	II .	Cur	rent	Full	09-Jul-	Land Between 65 And 66 Qu 18 Elizabeth Square	een Kent, ME1 9DA	Vacant Land within Curtilage	Permanent Accommodation	0 577	615 152	2859 Pa	ark Wood		0.03	1						Phasing and delivery based on methodology.	1		1									

										88		n PDL							(gain)	(gain)		nns 2019/20 nns 2018/2019	ns 2017/2018		
	Site Reference	Application No	Site Size	P17 Allocation	Applicat lon5 tatus	Application Type	Decision Date	Address	Address2	Previous / Existing L	Proposed Use	Percentage of Site o	Eastings	Northings	Ward	Parish	Site Area (net)	Not Started (gain)	Under Construction	2020-21 Completed	Completed (loss)	Historical Completion	Historical Completiv	HS Office conclusion (1997) business (1997) bu	*1502
									Nettlestead,	RECREATION: Buildings associated with	RESIDENTIAL: Permanent Accommodation														
18	/50220	8/502206	Small		Current	Full	09-Aug-1	Land At Nettlestead Green L8 House, Maidstone Road	Kent, ME18	Outdoor Sports (e.g. Pavilions)		100	568183	151186	Marden An Yalding	Nettlestead CP	1.35	1						Phasing and delivery based on methodology. 1 1	
										FARMING: Agricultural	RESIDENTIAL: Permanent														
18	/50247	8/502473	Small		Current	Euill	22-bil-1	L8 Hill Farm Barn, Lenham Road	Kent, ME17	Buildings (other than Dwellings and Shops)	Accommodation		585082	150222	Headrorn	Ulcombe CP	0.05	,						Phasing and delivery based on methodology. 1 1	
		.0,502475	Jiiiuii		Curcii	100	23701	Time di III dani, centrali Nodo		FARMING:	RESIDENTIAL: Permanent		303002	130322	neadcom	OCCURDE CI	0.03							I having and destroy dead of missingdody).	
18	/50247	9/505149/ ULL	Small		Current	Full	24 1	Hill Farm Barn Lenham Road	Maidstone Kent ME17 1LT	Buildings (other than Dwellings	Accommodation		585082	150322	Headcorn	Ulcombe CP	0.05							Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
		OLL	Sillali		Current	ruii	21-1011-2	olonide		Agricultural	RESIDENTIAL: Permanent		363062	130322	neaucom	Olcollide Cr	0.03							Commencement and site is direct construction	
1/		8/502881/						L8 Westerhill Barn, Westerhill Roai	Kent, ME17	Buildings (other than Dwellings	Accommodation		574063	150720	Coxheath		0.01								
A		NQCLA	Small		Current	Other Major	r 24-Jul-1	18 Westerhill Barn, Westerhill Roai	d 485	and Shops) RESIDENTIAL: Temporary	RESIDENTIAL: Permanent		5/4063	150720	And Hunton	Coxheath CF	0.01	1						Phasing and delivery based on methodology. 1 1	
										Accommodation/ Granny	Accommodation														
15	/50341								Maidstone, Kent MF16	Flats/Caravans/Ho use Boats/Outbuilding															
0		8/503410	Small		Current	Full	04-Mar-1	19 130 Upper Fant Road	Maidstone,	RESIDENTIAL:	RESIDENTIAL:	100	574835	155038	Fant		0.03	1						Phasing and delivery based on methodology. 1 1	_
18	/50388	8/503881	Small		Current	Full	17-Sep-1	L8 34 Hatherall Road	Kent, ME14 SHF	Permanent Accommodation	Permanent Accommodation RESIDENTIAL:	100	576806	156608	East		0.13	2			1			Phasing and delivery based on methodology. 1 1	
									Otham,	Agricultural Buildings (other	Permanent Accommodation														
18	/50388	8/503888	Small		Current	Full	29-Nov-1	The Barn At The Oast House, ISB Green Hill	Kent, ME15	than Dwellings		0	579863	153970	Downswoo And Otham	Otham CP	0.02	1						Phasing and delivery based on methodology. 1 1	
18	/50428	8/504280	Small		Current	Full	06-Dec-1	L8 6 Moncktons Drive	Kent, ME14	within Curtilage	RESIDENTIAL: Permanent Accommodation	0	575401	157077	North		0.06	1						Phasing and delivery based on methodology.	
									Walderslade	Vacant Land	RESIDENTIAL: Permanent														
18	/50442	8/504426	Small		Current	Outline	13-Nov-1	Land Adj To Red Roof, Boxley	, Chatham, Kent, ME5 9JG	within Curtilage	Accommodation		577036	161915	Boxley		0.08	1						Phasing and delivery based on methodology. 1	
) 18	/50452								Yalding, Kent, ME18	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent				Marden An										
) 9		8/504529	Small		Current	Full	28-May-1	19 Two Brewers, Lees Road	6HB	Accommodation COMMUNITY: Places of Worship,		100	569669	149927	Yalding	Yalding CP	0.05	2			1			Phasing and delivery based on methodology. 1 1	
	/50473 : FULL	.8/504734/ ULL	Small		Current	Full	03-Dec-1	19 20-28 Mote Road	Maidstone ME15 6ES	Church Halls	Accommodation	100	576387	155409	High Street		0.07		1					Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
15	/50492								Ulcombe.	FARMING: Agricultural Buildings (other	RESIDENTIAL: Permanent Accommodation														
8/	PNQCL :	.8/504928/ NQCLA	Small		Current	Other Minor	r 22-Nov-1	L8 Roselands Farm, Crumps Lane	Kent, ME17	than Dwellings and Shops)		0	584443	147404	Headcorn	Ulcombe CP	0.03		1					Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
									Detling,	ACCOMMODATIO N: Hotels (including	RESIDENTIAL: Permanent Accommodation														
18 9	/50519	8/505199	Small		Current	Full	05-Dec-1	Hillfield House, Scragged Oak 18 Road	Kent, ME14	Boarding and Guest Houses)	Accommodation	100	579970	159068	Detling And Thurnham	Detling CP	0.21	1						Phasing and delivery based on methodology. 1 1	
										ACCOMMODATIO	Permanent														
18		.9/506259/ ULL	Small		Current	Full	06-Mar-2	Hillfield House Scragged Oak 20 Road Detling	Kent ME14	Boarding and Guest Houses)	Accommodation	100			Detling And Thurnham		0.21	1						Phasing and delivery based on methodology. 1 1	
	/50545								Maidstone, Kent, ME16	RESIDENTIAL: Vacant Land	RESIDENTIAL: Permanent													Phasing based on methodology. Delivery based on	
	/50546	8/505459			Current	Full		19 Land Rear Of 335, Queens Road	Maidstone,		Accommodation RESIDENTIAL: Permanent			156132	Bridge		0.07		1					commencement and site is under construction 1 1	
4		9/501441	Small		Current	Full	18-Jun-1	19 74 London Road	0DT	Accommodation	RESIDENTIAL:	100	575069	156074	Bridge		0.02	1						Phasing and delivery based on methodology. 1 1	_
15	/50555							The Black Horse Inn, Pilgrims	Maidstone,	Restaurants, Snack Bars, Cafes, Take-Aways, Pubs	Permanent Accommodation				Detling And	Thurnham									
5		8/505555	Small		Current	Full	01-Feb-1	19 Way	3LD	EMPLOYMENT:	RESIDENTIAL:	100	580651	157867	Thurnham		0.77	1						Phasing and delivery based on methodology. 1 1	-
									Marden, Tonbridge.	Warehouses and Storage/Wholesal e, Cash and Carry,	Accommodation														
18	/50557 PNP	.8/505576/ NP	Small		Current	Other Minor	r 20-Dec-1	L8 Oakhurst, Stilebridge Lane	Kent, TN12	Postal Sorting Office		100	575408	147477	Marden An Yalding	Marden CP	0.1	1						Phasing and delivery based on methodology. 1 1	
16	/50558								Ulcombe,	Agricultural	RESIDENTIAL: Permanent Accommodation														
0/	PNQCL :	8/505580/ NQCLA	Small		Current	Other Minor	r 21-Dec-1	L8 Little Jubilee Farm, Stickfast Lan	Kent, ME17	than Dwellings and Shops)		0	584261	147513	Headcorn	Ulcombe CP	0.38		1					Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
10	/50570									FARMING: Agricultural Buildings (other	RESIDENTIAL: Permanent														
5/	PNQCL	.8/505705/ NQCLA	Small		Current	Other Minor	r 31-Jan-1	19 Peckham Farm, Ulcombe Road	Kent, TN27	than Dwellings and Shops)	Accommodation	0	584003	146124	Headcorn	Ulcombe CP	0.03	1						Phasing and delivery based on methodology. 1 1 1	
18	/50582	0/505034	Con all		Current	Full	10.1	Queen Anne Court, 10 Queen 19 Anne Road	Maidstone,	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent	100	576498	155920	Winh Chr		0.05							Discussed defines based on mathematica	
4		8/505824	amail		current	FUII	10-Jan-1	Pune Road	ME14 1HB	Accommodation	Accommodation	100	3/0498	100830	High Street		0.05	1						Phasing and delivery based on methodology. 1 1 1	

	Site Reference	Application No	SiteSize	LP17 Allocation	ApplicationStatus	Application Type	Decision Date	Address	Address2	Previous / Existing Use	Proposed Use	Percentage of Site on PDL Eastings	Northings	Ward	Parish	Site Area (net)	Not Started (gain)	Under Construction (gain) 2020-21 Completed (gain)	Not Started (loss)	Historical Completions 2019/20	Historical Completions 2017/2018	M.S. Office conclusion	Supply balance	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	year 10 2030/31	2031+
									Maidstone,	RETAIL: Shops, Retail Warehouses, Pos	Permanent																							
18/ 3/P	50596 18 NM PI	/505963/ IM	Small		Current	Other Minor	31-Jan-1	9 85 Upper Stone Street	Kent, ME15	Offices, Retail Services FARMING:		100 576355	155167	High Street		0.01		1				Phasing based on methodology. Delivery based on commencement and site is under construction	1		1									
19/	50636								Stanlahuret	Agricultural	RESIDENTIAL: Permanent Accommodation			Boughton Monchelsea	Roughton																			
	NQCL 18	/506368/ IQCLA	Small		Current	Other Minor	27-Feb-1	The Grain Store, Chaney Court 9 Farm, Chart Hill Road	Kent, TN12	Buildings (other than Dwellings and Shops)	Accommodation	0 578392	146923	And Chart	Monchelsea	0.02	1					Phasing and delivery based on methodology.	,			1								
Ė	T î									FARMING: Agricultural	RESIDENTIAL: Permanent																							
	50648							Cattle Shed, Bletchenden Farm	, Kent, TN27	Buildings (other than Dwellings	Accommodation				Headcorn							Phasing based on methodology. Delivery based on												
5	18	/506485	Small		Current	Full	28-Mar-1	9 Bletchenden Road	918	and Shops) FARMING:	RESIDENTIAL:	0 583777	143028	Headcorn	CP	0.3	+	1				commencement and site is under construction	1 1		1									_
18/	50668	/500140/						Abbey Court Farm Lidsing Road	Gillingham	Agricultural Buildings (other	Permanent Accommodation																							
A	NUCL 20	/500140/ LL	Small		Current	Full	16-Mar-2	O Lidsing	3NL	and Shops) EMPLOYMENT:	RESIDENTIAL:	0		Boxley	Boxley CP	0.01	1					Phasing and delivery based on methodology.	1			1						_		
										Offices (other than A2 and	Permanent Accommodation																							
18/	50669									Offices used for Central or Local																								
6	18	/506696	Small		Current	Full	07-Mar-1	9 50 Gabriels Hill	611	Government) FARMING:	RESIDENTIAL:	100 576163	155639	High Street		0.01	1					Phasing and delivery based on methodology.	1			1								
	50002 NOCL 19	f500034 f							Staplehurst	Agricultural L. Buildings (other than Dwellings	Permanent Accommodation				Staplehurst							Phasing based on methodology. Delivery based on												
Α		QCLA	Small		Current	Other Minor	04-Mar-1	9 Newhaven Farm, Grave Lane	OJP	and Shops)  RESIDENTIAL:	RESIDENTIAL:	0 577475	145239	Staplehurst		0.03	_	1				commencement and site is under construction	1		1									
19/	50014	/500147	Small		Current	Full	03-Apr-1	9 137 Hockers Lane		Permanent Accommodation	Permanent Accommodation	0 578933	156619	Detling And Thurnham	Thurnham CP	0.07		1				Phasing based on methodology. Delivery based on commencement and site is under construction	,											
										RESIDENTIAL: Temporary	RESIDENTIAL: Permanent																							
_										Accommodation/ Granny																								
0	50016								Barming,	Flats/Caravans/H use Boats/Outbuildin												Phasing based on methodology. Delivery based on												
19/ 9	19	/500169	Small		Current	Full	13-Mar-1	9 10 Tonbridge Road	9NH	Boats/Outbuildin s RESIDENTIAL:	RESIDENTIAL:	100 572154	154544	Barming	Barming CP	0.07		1				commencement and site is under construction	1		1									
19/	50022 19	/504480/							Monchelse	a Vacant Land within Curtilage	Permanent Accommodation											Phasing based on methodology. Delivery based on												
1	FL	LL	Small		Current	Full	12-Nov-1	9 Hollyrood, Heath Road	4NP	FARMING:	RESIDENTIAL:	0 575482	150888	Loose	Loose CP	0.11	+	1				commencement and site is under construction	1		1							-		
	50029								East	Agricultural Buildings (other	Permanent Accommodation																							
A	NQCL 19	/500297/ IQCLA	Small		Current	Other Minor	18-Mar-1	9 Deanway, Dean Street	Farleigh, ME15 OPT	than Dwellings and Shoos) FMPI OYMENT:	DECIDENTIAL.	0 573968	152058	And Hunton	East Farleigh CP	0.05		1				Phasing based on methodology. Delivery based on commencement and site is under construction	1		1									
19/	50046 19	/500469/						Land Adjacent To Hazeldene	East Farleig	General Industry (non B1)/Vehicle	Permanent			Coxheath	East Farleigh																			
9/F	ULL FL	LL	Small		Current	Full	02-Sep-1	9 Dean Street	ME15 OPS	Repairs FARMING:	RESIDENTIAL:	0 574038	152112	And Hunton	CP	0.02	1					Phasing and delivery based on methodology.	1			1								
	50059								Marden,	Agricultural Buildings (other	Permanent Accommodation																							
	NQCL 19	/500590/ IQCLA	Small		Current	Other Minor	03-May-1	9 Land Adjacent To Howland Roa	d 9LF	than Dwellings and Shops)		0 575906	144555	Marden And Yalding	Marden CP	0.25	1					Phasing and delivery based on methodology.	1			1								
19/	50063 19 ULL FL	/500636/	Small		Current	Full	07 Nov. 1	9 91 London Road		RESIDENTIAL: Vacant Land within Curtilage	RESIDENTIAL: Permanent	0 574773	155540	Bridge		0.02						Phasing and delivery based on methodology.	Ι,			1								
0/1	011		3111011		COITCIL	Ton	07 1107 2	3 ST LONGON WOOD	ULD	EMPLOYMENT: Offices (other	RESIDENTIAL: Permanent	0 3/4//3	1303-0	Driuge		0.02						rinang und delivery based on mediodology.												
									East Farleigh,	than A2 and Offices used for	Accommodation																							
19/	50069	/500694	Small		Current	Full	23-May-1	9 The Works, Farleigh Bridge	Kent, ME16 9NB	Central or Local Government)		100 573452	153562	Barming	Barming CP	0.04	1					Phasing and delivery based on methodology.	1			1								
401	50071									FARMING: Agricultural	RESIDENTIAL: Permanent Accommodation																							
	NQCL 19	/500711/ IQCLA	Small		Current	Other Minor	16-Anr-1	9 Cherry Hill, Maidstone Road	Kent, ME18	d, Buildings (other than Dwellings and Shops)	Accommodation	0 568174	151015	Marden And Yalding		0.02	1					Phasing and delivery based on methodology.	,			1								
	T î									RESIDENTIAL: Temporary	RESIDENTIAL: Permanent											, , , , , , , , , , , , , , , , , , , ,												
										Granny	Accommodation																							
									Harrietshar	Flats/Caravans/H use																								
4	50091	/500914	Small		Current	Full	22-May-1	9 7 Rectory Lane	, Kent, ME17 1HP	Boats/Outbuildin		100 587253	152454	And Lenham	Harrietsham CP	0.08	_	1				Phasing based on methodology. Delivery based on commencement and site is under construction	1		1									
									Maidstone.	RETAIL: Shops, Retail Warehouses, Pos	Permanent																							
19/ 2/P	50093 19 NM Pr	/500932/ IM	Small		Current	Other Minor	13-May-1	9 45 Bower Place	Kent, ME16 8BG	Offices, Retail Services		100 575173	155163	Fant		0.01		1				Phasing based on methodology. Delivery based on commencement and site is under construction												
										FARMING: Agricultural	RESIDENTIAL: Permanent																							
7/P	50099 NQCL 19	/500997/	r			Other Minor	25.	Little Grigg Farm Barns (Barn 4)	), Kent, TN27		Accommodation	0 585494	145095	Headcorn	Headcorn CP	0.02																		
Α	PF	IQCLA :	3111811	1	Current	Other Minor	20-Apr-1	9 Grigg Lane	9LT	and Shops)	1	U 585494	145095	neadcorn	L.P	0.02						Phasing and delivery based on methodology.		'1	1	4								

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	Site Reference	Application No	Site Siz e	LP17 Allocation	ApplicationStatus	Application Type	Decision Date	Address	Address2	Previous / Existing	Proposed Use	Percentage of Site	Eastings	Northings	Ward	Parish	Site Area (net)	Not Started (gain)	Under Construction	2020-21 Completes	Completed (loss)	Historical Completi Historical Completi	M.S. Office conclusion	
19/	50099								Headcorn,	FARMING: Agricultural Buildings (other	RESIDENTIAL: Permanent Accommodation													
8/PI	NQCL 1	9/500998/ NQCLA	Small		Current	Other Mino	r 26-Apr-1	Little Grigg Farm Barns (Barn 5), 19 Grigg Lane	Kent, TN27 9LT	than Dwellings and Shops)			585498	145064	Headcorn	Headcorn CP	0.02		1				Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
									Dauahtan	EMPLOYMENT: Offices (other than A2 and	RESIDENTIAL: Permanent Accommodation				Boughton									
19/9 9/PI	0155 NOCL 1	9/501559/								than A2 and Offices used for Central or Local	Accommodation				Monchelses	Boughton Monchelsea								
A	P	NOCLA	Small		Current	Other Mino	r 21-May-1	19 Boughton Mount Farm, Cliff Hil	Boughton	Government) FARMING:	RESIDENTIAL:	100	577245	152134	Sutton Boughton	CP	0.01	1					Phasing and delivery based on methodology. 1 1	_
19/	50178	9/501787	Con all		Current	Full	12 lun 1	19 Heinz Orchard Farm, Wierton H	, Kent,	a Agricultural Land	Permanent Accommodation	١,	577976	149963	Monchelses And Chart Sutton	Boughton Monchelsea CP	0.08						Phasing and delivery based on methodology. 1 1	
ŕ		.5/301767	Siliali		Current	ruii	15-3011-1	s Peniz Orchard Parin, Wierton H		FARMING: Agricultural	RESIDENTIAL: Permanent		377376	145503	Sutton	Cr .	0.08	1					Prissing and derivery based of mediobology.	
0/PI	50224 NQCL 2	0/504492/						Cuckoo Farm Wilsons Lane East	Kent ME15	Buildings (other than Dwellings	Accommodation				Coxheath	East Farleigh							Phasing based on methodology. Delivery based on	
A	F	ULL	Small		Current	Full	28-Jan-2	1 Farleigh	OLU	and Shops) FARMING: Agricultural	RESIDENTIAL: Permanent				And Hunton	CP	0.01		1				commencement and site is under construction 1 1	-
19/9 9/PI	0226 NQCL 1	9/502269/						Agricultural Building At Church	Ulcombe,	Buildings (other	Accommodation													
A	P	NQCLA	Small		Current	Other Mino	r 26-Jun-1	19 Farm, Ulcombe Hill	Kent	and Shops) FARMING:	RESIDENTIAL:		584552	149770	Headcorn	Ulcombe CP	0.12	1					Phasing and delivery based on methodology. 1 1	-
19/	50233	0/500939/						Willow Barn Little Cheveney		Agricultural Buildings (other than Dwellings	Permanent Accommodation				Marden An	d Calliar								
A	F	ULL	Small		Current	Full	24-Apr-2	20 Sheephurst Lane	9NX	and Shops) RESIDENTIAL:	RESIDENTIAL:				Yalding	Street CP	0.02	1	-				Phasing and delivery based on methodology. 1 1	_
	50248 1 JLL F	9/502487/ ULL	Small		Current	Full	09-Jul-1	19 515 Tonbridge Road Maidstone	Kent ME16 9LH	Permanent Accommodation	Permanent Accommodation	100	573521	154898	Fant		0.02		1				Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
19/	50250								Love Lane Headcorn	FARMING: Agricultural Buildings (other	RESIDENTIAL: Permanent Accommodation													
	NQCL 1	9/502503/ NQCLA	Small		Current	Other Mino	r 18-Jul-1	The Dutch Barn Little Luckhurst 19 Farm	Kent TN27 9HL	than Dwellings and Shops)			585920	144309	Headcorn	Headcorn CP	0.08	1					Phasing and delivery based on methodology. 1 1	
19/	50276 1	9/502765/							Kent ME14	RESIDENTIAL: Vacant Land	RESIDENTIAL: Permanent													
5/FI 19/5	JLL F 50276	ULL 9/502766/	Small		Current	Full	13-Aug-1	19 16 Ringlestone Crescent  Little Grigg Farm Barns (Barn 2)	2NE Ashford Kent TN27	within Curtilage FARMING: Agricultural Land	Accommodation RESIDENTIAL: Permanent		575609	157728	North		0.04	1					Phasing and delivery based on methodology. 1 1 1 Phasing based on methodology. Delivery based on	-
ב ב	P	NQCLA	Small		Current	Other Majo	r 07-Aug-1	19 Grigg Lane Headcorn	9LT	EMPLOYMENT:	Accommodation RESIDENTIAL:		585458	145080	Headcorn		0.04		1				commencement and site is under construction 1 1	_
) 19/9	.0200								Marden	Offices (other than A2 and Offices used for	Permanent Accommodation													
9/PI A	NOCL 1	9/502989/ NOCLA	Small		Current	Other Majo	r 20-Aug-1	Building At Beech Depot 19 Sheephurst Lane	Kent TN12	Central or Local Government)		100	573591	143173	Marden An Yalding	3	0.1	1					Phasing and delivery based on methodology.	
	50302 1	9/503026/						Land Adjacent To 2 Beckenham	Maidstone Kent ME16	RESIDENTIAL: Vacant Land	RESIDENTIAL: Permanent													
6/0	UT C	DUT	Small		Current	Outline	09-Aug-1	19 Drive	0TG		Accommodation RESIDENTIAL: Permanent		574729	157154	Allington		0.02	1					Phasing and delivery based on methodology. 1 1 1	
	50311 1 JLL F	9/503114/ ULL	Small		Current	Full	04-Nov-1	19 Babylon Fish Farm Babylon Land	y Kent TN12	2 Recreation	Accommodation	100	580170	146473	Valence An	Sutton Valence CP	0.62		1				Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
										RESIDENTIAL: Temporary Accommodation/	RESIDENTIAL: Permanent Accommodation													
										Granny Flats/Caravans/He														
		9/503343/						54.51	Maidstone, Kent, ME16					4554	F								Phasing based on methodology. Delivery based on	
	JLL F		Large		Current	Full	02-Sep-1	19 S1 Florence Road Former Water Pumphouse At	East Farleigh	uTILITIES: Water	RESIDENTIAL:	- '	575472	155122	Fant		0.02		1				commencement and site is under construction 1 1	-
19/5 0/FI	50373 2 JLL F	0/505486/ ULL			Current	Full	12-Feb-2	Corner Of Dean Street and Workhouse Ln	Kent ME15 OPR	Sewage	Accommodation	100			Coxheath And Huntor	East Farleigh CP	0.02	1					Phasing and delivery based on methodology.	
									Maidstone	FARMING: Agricultural Buildings (other	RESIDENTIAL: Permanent Accommodation													
19/5 9/LE	50374 1 BC L	.9/503749/ BC	Small		Current	Other Mino	r 08-Oct-1	Ewell Manor Ewell Lane West 19 Farleigh	Kent ME15	than Dwellings and Shops)	Accommodation		571635	152370	Coxheath And Huntor	West Farleigh CP	0.85		1				Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
								-		FARMING: Agricultural	RESIDENTIAL: Permanent													
19/	50374 1	9/503633/ ULL	Con all		Current	Full	OS Nov. 2	Ewell Manor Ewell Lane West to Farleigh	Kent ME15	Buildings (other than Dwellings	Accommodation	١,			Coxheath	West Farleigh CP	0.85						Phasing based on methodology. Delivery based on commencement and site is under construction 1 1	
19/	50375 2	0/501043/							Maidstone Kent ME15	and Shops) RESIDENTIAL: Permanent	RESIDENTIAL: Permanent				Shepway Shepway	- aneign CP			1				Phasing based on methodology. Delivery based on	
9/Li	BC F		Small		Current	Full	10-Jun-2	Cometery Lodge Sutton Road	9AF	Accommodation RESIDENTIAL:	Accommodation RESIDENTIAL:	100			North		0.07		1				commencement and site is under construction 1 1	-
	50377 1 JLL F		Small		Current	Full	04-Nov-2	20 The Haven Forge Lane		Permanent Accommodation EMPLOYMENT:	Permanent Accommodation RESIDENTIAL:	100			Boxley	Boxley CP	0.19	1					Phasing and delivery based on methodology. 1 1	_
										Offices (other than A2 and	Permanent Accommodation													
		9/503820/							Kent ME14	Offices used for Central or Local														
	JLL F	9/503832/	Small		Current	Full	24-Sep-1	19 80 King Street 4 Heathfield Bungalows Rose	Maidstone	Government) RESIDENTIAL: Permanent	RESIDENTIAL: Permanent	100	576425	155725	High Street Harrietshan		0.01	1					Phasing and delivery based on methodology. 1 1 Phasing based on methodology. Delivery based on	
2/FI	JLL F		Small		Current	Full	25-Sep-1	19 Lane Lenham Heath	2JR	Accommodation		100	591830	150090		Lenham CP	0.06		1				commencement and site is under construction 1 1 1	

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	Site Reference	Application No	SiteSize	IP 17 Allocation	Application Type	Decision Date	Address	Address2.	Previous / Existing Use	Proposed Use	Percentage of Site on PDL	Eastings	Northings	Vard	Parish	Site Area (net)	Not Started (gain)	Under Construction (gain) 2020-21 Completed (gain)	Not Started (loss)	Unique et a (1053) Historica I Completions 2019/20	Historical Completions 2018/2019 Historical Completions 2017/2018	Historical Completions 2017/2018	NS Office conclusion	Supply balance	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	2024/25	2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	2029/30	year 10 2030/31	2031+
									FARMING: Agricultural Buildings (other	RESIDENTIAL: Permanent Accommodation																									
	/50386 1: FULL FI	9/503867/ ULL	Small	Current	Full	01-Oct-1	9 Cherry Hill Maidstone Road	Nettlestead ME18 SHE	than Dwellings and Shoos)	Accommodation	0	568174	151015	Marden And Yalding	d Nettlestead CP	0.06		1				Phasin	ing based on methodology. Delivery based on nencement and site is under construction	1	1										
		9/503894/						Tonbridge Kent TN12	UNKNOWN	RESIDENTIAL: Permanent					Staplehurst																				
4/	FULL FI	ULL	Small	Current	Full	23-Sep-1	9 S Butcher Close Staplehurst	OTJ	EMPLOYMENT:	Accommodation RESIDENTIAL:	100	578165	143478	Staplehurst	CP	0.04	1					Phasin	ing and delivery based on methodology.	1		1	-		+					-	-
19	/50401								Offices (other than A2 and Offices used for	Permanent Accommodation																									
1/ A	PNOCL 1	9/504011/ NOCLA	Small	Current	Other Mir	nor 25-Sep-1	Carpenters Lodge Church Farn 9 Ulcombe Hill	n Ulcombe Kent	Central or Local Government)		100	584552	149770	Headcorn	Ulcombe CP	0.09	1					Phasin	ing and delivery based on methodology.	1		1									
								Maidstone	RESIDENTIAL: Temporary Accommodation, Granny Flats/Caravans/H use	RESIDENTIAL: Permanent Accommodation																									
	/50402 1: LBC FI	9/504019/ ULL	Small	Current	Full	14-Jan-2	Parkmill House Ashford Road 0 Hollingbourne	1PF	Boats/Outbuildin		100	583144	154241	North Downs	Hollingbour ne CP	0.07	1					Phasin	ng and delivery based on methodology.	1		1									
19	/50405 1	9/504058/					Yew Tree House Grange Lane	Kent ME14	UNKNOWN	RESIDENTIAL: Permanent																									
8/	FULL F	ULL	Small	Current	Full	08-Oct-1	9 Sandling	3DB	FARMING:	Accommodation RESIDENTIAL: Permanent	100	575697	158470	Boxley	Boxley CP	0.01						Phasin	ing and delivery based on methodology.			1			+						-
		9/504102/					Barn B Southwest Of 2 The Paddocks Loddington Lane	Kent ME17	Agricultural Buildings (other than Dwellings	Accommodation				Coxheath																					
2/	FULL FI		Small	Current	Full	18-Oct-1	9 Linton Land Rear At 517 Tonbridge	4AG Maidstone	and Shops) RESIDENTIAL:	RESIDENTIAL:	0	576247	149764	And Hunton	Linton CP	0.27	1						ng and delivery based on methodology.	1		1				-				-	-
	/50431 1 FULL F		Small	Current	Full	23-Oct-1		9LH	Permanent Accommodation RESIDENTIAL:	Permanent Accommodation RESIDENTIAL:	100			Fant		0.02		1					ing based on methodology. Delivery based on mencement and site is under construction	1	1										
19	/50485 1: FULL FI	9/504850/ ULL	Small	Current	Full	02-Dec-1	9 149 Boxley Road	Kent ME14 2TJ	Permanent Accommodation	Permanent Accommodation	100	576185	156556	North		0.02	2		1			Phasin	ng and delivery based on methodology.	1		1									
$\sim$		.9/504937/ ULL						Kent ME14	FARMING: Agricultural Buildings (other than Dwellings	RESIDENTIAL: Permanent Accommodation												Phasin	ing based on methodology. Delivery based on												
_		ULL 9/504938/	Small	Current	Full	16-Dec-1	9 Castle Vale Castle Dene	2NH Maidstone	and Shops) RESIDENTIAL:	RESIDENTIAL:	100	575388	158022	Boxley	Boxley CP	0.38		1				commi	nencement and site is under construction	1	1		+		+					-	-
	750493 1 FULL FI		Small	Current	Full	29-Nov-1	9 73 Quarry Road	6UB	Vacant Land within Curtilage FARMING:		0	576103	154405	High Street		0.03	1					Phasin	ng and delivery based on methodology.	1		1									_
	/50497 1: FULL FI	9/504971/	Small	Current	Full	17 to 2	Land Adjacent To Peckham Far 0 Ulcombe Road Headcorn	Ashford rm Kent TN27	Agricultural Buildings (other	Permanent Accommodation		583935	146115	Handana	Ulcombe CP	0.44							ing based on methodology. Delivery based on mencement and site is under construction	1											
		9/505202	Jillai	Current	100	17 3011 2	Reeves Barn At Wanshurst	Marden	FARMING: Agricultural Buildings (other than Dwellings	RESIDENTIAL: Permanent Accommodation		303333	140115	Marden An	dicompc cr	0.44						Commi	inchem and site is direct consideration												
3/	LBC /I	FULL	Small	Current	Full	05-Feb-2	0 Green Farm Battle Lane	9DF	and Shops) FARMING:	RESIDENTIAL:	0				Marden CP	0.4	1						ing and delivery based on methodology.	1		1								-	_
19	/50534 1 FULL F	.9/505341/ ULL	Small	Current	Full	23-Dec-1	9 Kings Oak Farm Crumps Lane	Kent ME17 1EU	Agricultural Land	Accommodation	0	585142	147541	Headcorn	Ulcombe CP	0.04		1				Phasin, commi	ng based on methodology. Delivery based on nencement and site is under construction	1	1										
10	/505/2 1	9/505434/					Teiseside Nurseries Lees Road	Maidstone Kept MF19	COMMUNITY: Education and	RESIDENTIAL: Permanent Accommodation				Marden An																					
4/	OUT 0	DUT	Small	Current	Outline	02-Nov-2	0 Laddingford		Establishments FARMING:	RESIDENTIAL:	100				Yalding CP	0.22	1			+		Phasin	ing and delivery based on methodology.	1		1	-		+	-			-	-	_
	/50543	9/505438/					Th. C	Tonbridge	Agricultural Buildings (other	Permanent Accommodation				Marie 1	46.5.																				
8/ A	PINQCL 1	.9/505438/ 'NQCLA	Small	Current	Other Mi	nor 23-Dec-1	The Coach House Spenny Lane 9 Claygate	9PL	than Dwellings and Shoos1 EMPLOYMENT:	RESIDENTIAL:	0	571338	144542	Marden And Yalding	Street CP	0.01	1					Phasin	ing and delivery based on methodology.	1		1	_		_	_					
10	1/50552 1	9/505521/					Chart Fishery Chart Hill Road	Maidstone Kent MF17	Warehouses and	Permanent Accommodation				Boughton Monchelses And Chart																					
1/	FULL FI	ULL	Small	Current	Full	07-Feb-2	0 Chart Sutton	3EZ	Office  EMPLOYMENT: Offices (other than A2 and	RESIDENTIAL: Permanent Accommodation	100	579474	148948	Sutton	Sutton CP	0.46	1					Phasin	ng and delivery based on methodology.	1		1									
19	/50558 1	9/505581/						Kent ME15	Offices used for Central or Local													Phasin	ing based on methodology. Delivery based on												
	FULL FI		Small	Current	Full	24-Jan-2	0 68 Queen Elizabeth Square	9DA Maidstone	Government)  EMPLOYMENT:  Offices (other than A2 and Offices used for	RESIDENTIAL: Permanent Accommodation	100	577627	152893	Park Wood		0.04		1					nencement and site is under construction	1	1										
19 8/	/50560 1 FULL FI	9/505608/ ULL	Small	Current	Full	06-Jan-2	St Luke's Studio St Luke's O Avenue	Kent ME14 SAL	Central or Local Government)		100	576654	156173	East		0.02		1				Phasin, commi	ing based on methodology. Delivery based on nencement and site is under construction	1	1										
19	/50575 PNQCL 2	0/503182/	S					Kent ME15	FARMING: Agricultural Buildings (other than Dwellings	RESIDENTIAL: Permanent Accommodation				Coxheath																					
A	FI	ULL	Small	Current	Full	18-Sep-2	Hilltop Farm Shingle Barn Lane	Staplehurst	and Shoos) RESIDENTIAL: Permanent	RESIDENTIAL: Permanent	0			And Hunton	Hunton CP	0.01	1					Phasin	ing and delivery based on methodology.			1									
19	/50580 1: FULL F	9/505801/ ULL	Small	Current	Full	30-Apr-2	Bletchingley Farm Industrial  D Estate Pristling Lane	Kent TN12 OHH	Accommodation	Accommodation	100			Staplehurst	Staplehurst CP	0.17	2		1			Phasin	ing and delivery based on methodology.	1		1									

19/50629
2/FULL
20/50005
4/FULL
20/50029
3/FULL
20/50075
3/FULL
20/50082
6/FULL
20/50093
0/FULL
20/50093
0/FULL
20/50093
0/FULL

									nse n		on POL						(gain)	I (gain)		ions 2019/20	ons 2017/2018	6												
Site Reference Application No	5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	IP17 Allocation	Applicat ion5 tatus		Application Type	Decision Date	Address	Paddock Paddock	FARMING:	Proposed Use	Percentage of Site	Eastings	Ward	Parish	Site Area (net)	Not Started (gain)	Under Construction	2020-21 Completer	Not Started (loss) Completed (loss)	Historical Completi Historical Completi	Historical Complet	HIS Office conclusion	Supply balance	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	year 10 2030/31	2031+
19/50593								Wood, Tonbridge	Agricultural Buildings (other	Permanent																								
3/PNQCL 19/50593 A PNQCLA	Small		Current	Othe	r Minor	27-Jan-20	The Byre Great Fowle Hall Darman Lane	Kent TN12 6PW Paddock	than Dwellings and Shops)		100 568	14639	Marden / 1 Yalding	And Yalding C	CP 0	.04 1	ı					Phasing and delivery based on methodology.	1			1								
19/50593								Wood,	FARMING: Agricultural Buildings (other	RESIDENTIAL: Permanent Accommodation																								
3/PNQCL 19/50592 A PNQCLA	18/ Small		Current	Othe	r Minor	27-Jan-20	The Byre Great Fowle Hall Darman Lane	Kent TN12 6PW	than Dwellings and Shops)	Accommodation	100 568	1805 14640	Marden a		CP 0	.04 1						Phasing and delivery based on methodology.	1			1								
19/50599 19/50599	12/							Maidstone Kent ME16	RESIDENTIAL: Vacant Land	RESIDENTIAL: Permanent																								
2/OUT OUT	Small		Current	Outli	ne	28-Jan-20	0 38 South Street Barming	9EY Chatham	RESIDENTIAL:	Accommodation RESIDENTIAL:	0 572	415 15417	1 Barming	Barming	CP 0	.03 1	L					Phasing and delivery based on methodology.	1				1							
19/50600 19/50600 3/FULL FULL	Small		Current	Full		27-Feb-20	Land Adjacent To Jasmine Box D Road Walderslade	ley Kent MES 9JG	Vacant Land within Curtilage RESIDENTIAL:		0 576	925 16208	6 Boxley	Boxley Cl	P 0	.35 1	ı					Phasing and delivery based on methodology.	1			1								
19/50629 19/50629	12/						Apple Blossom Gravelly Botton	Maidstone m Kent ME17	Permanent	Permanent				and Kingswor	od																			
2/FULL FULL	Small		Current	Full		11-Mar-20	D Road Kingswood	3NU	FARMING:	RESIDENTIAL:	100		Leeds	CP		.18 1	ı					Phasing and delivery based on methodology.	1			1								
								Tonbridge		Permanent Accommodation																								
20/50005 20/50005 4/FULL FULL	Small		Current	Full		13-Mar-20	The Old Coach House Claygate Marden	9PL	and Shops)	RESIDENTIAL:	100			And Collier Street CF	P 0	.14 1	ı					Phasing and delivery based on methodology.	1			1								
									Offices (other than A2 and	Permanent Accommodation																								
20/50029 20/50578	12/			Rese				Maidstone Kent ME14	Offices used for Central or Local				Detling A	nd Thurnha	ım																			
3/OUT REM	Small		Current	Matt	ers	02-Feb-21	1 Rgva Crismill Lane Bearstead	4NT Maidstone	Government) RESIDENTIAL:	RESIDENTIAL:	100		Thurnhai	m CP	0	.21 1	ı .					Phasing and delivery based on methodology.	1			1								
20/50068 20/50068 2/FULL FULL	Small		Current	Full		05-May-20	The Hollies Hilltop Hunton	0QP	Permanent Accommodation RESIDENTIAL:	Permanent Accommodation RESIDENTIAL:	100		Coxheath And Hun		CP 0	.13 2	2		1			Phasing and delivery based on methodology.	1			1								
20/50075 20/50075 3/FULL FULL	i3/ Small		Current	Full		05-May-20	D 95 Sutton Road	Kent ME15 9AD	Permanent Accommodation	Permanent	100		Shepway North		0	.06 1						Phasing and delivery based on methodology.	1			1								
20/50082 20/50082	:6/							Maidstone Kent ME17	Vacant Land	RESIDENTIAL: Permanent			Harrietsh																					
6/FULL FULL			Current	Full		24-Apr-20	7 Royton Avenue Lenham	2PS	within Curtilage FARMING:	RESIDENTIAL:	0		And Lenh	nam Lenham	CP 0	.17 1	L					Phasing and delivery based on methodology.	1			1								_
20/50092 8/PNQCL 20/50092	18/			Prior			Lodge Farm Goudhurst Road	Tonbridge Kent TN12	Agricultural Buildings (other than Dwellings	Permanent Accommodation			Marden	And																				
D A PNQCLA	-		Current	notif	ication	21-Apr-20	0 Marden	9NW	and Shops) FARMING:	RESIDENTIAL:	0		Yalding	Marden	CP 0	.15 1	ı					Phasing and delivery based on methodology.	1			1								
20/50092								Tonbridge		Permanent Accommodation																								
8/PNQCL 20/50409 A FULL	16/		Current	Full		04-Dec-20	Lodge Farm Goudhurst Road D Marden		than Dwellings and Shops) VACANT:	RESIDENTIAL:	0		Marden / Yalding	And Marden	CP 0	.15 1	ı					Phasing and delivery based on methodology.	1			1								
20/50093 20/50093 0/FULL FULL	IO/ Small		Current	Full		15-May-20	Land At The Dog And Gun PH D Boxley Road				0		North		0	.02 1						Phasing and delivery based on methodology.	1			1								
									FARMING: Agricultural	RESIDENTIAL: Permanent																								
20/50093 5 20/50093	E Cmall		Current	Otho	r Minor	16 Apr 20	"The Stores" Adjoining The Coach House High Street Yaldii	Kent ME18	Buildings (other than Dwellings	Accommodation			Marden /	And Yalding C	co 0	.01	١.					Phasing based on methodology. Delivery based on commencement and site is under construction												
3 20/30093	is siliali		Current	Oute	i Willion	10-Apr-20	D COACH HOUSE HIGH Street Faith	iig ono	and Shoos) FARMING: Agricultural	RESIDENTIAL: Permanent	- 0		ratuling	raiding C	CF U	.01	1					commencement and site is under construction	·											
20/50098 0/PNQCL 20/50098	10/			Prior			Croft Lodge Farm Claygate Roa	Maidstone ad Kent ME18	Buildings (other	Accommodation			Marden																					
A PNQCLA	Small		Current	notif		20-May-20	D Laddingford	6BJ	and Shops) RESIDENTIAL:	RESIDENTIAL:	0			Yalding C	CP 5	.53 1	ı					Phasing and delivery based on methodology.	1			1				-				_
20/50122 5/LDCEX LDCEX	:5/		Current	Lawf deve t cert	lopmen	10 May 20	Steve Marie Maidstone Road Sutton Valence	Maidstone Kent ME17 3LS	Permanent Accommodation	Permanent Accommodation	100			And Sutton Valence	co 0							Phasing and delivery based on methodology.	Ι,			1								
			current	cen		15 may-20		Maidstone	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent	200		Sutton		0								İ .											
20/50122 20/50072 5/LDCEX FULL	13/		Current	Full		28-May-20	Steve Marie Maidstone Road Sutton Valence	Kent ME17 3LS	Accommodation	Accommodation	100			And Sutton Valence	CP 0	.14 1	L					Phasing and delivery based on methodology.	1			1								
20/20425								Sutton Valence	FARMING: Agricultural	RESIDENTIAL: Permanent																								
20/50135 6/PNQCL 20/50135 A PNQCLA	i6/ Small		Current	Prior	ication	15-May-20	Pancake Old Apple Store Boyto D Court Road	on Kent ME17	Buildings (other than Dwellings and Shops)	Accommodation			Valence /	And Sutton Valence	ce	0.2	١,					Phasing based on methodology. Delivery based on commencement and site is under construction	1		1									
20/50176 20/50176			Current	liotii	Lation	13-Way-20	o Court Road	Maidstone	VACANT: Vaca Land Previously	nt RESIDENTIAL:			Langley	Valence	Cr .	0.2						Phasing based on methodology. Delivery based on	<u> </u>											
4/FULL FULL	Small		Current	Full			0 22 St Luke's Avenue	SAL Maidstone	Developed RESIDENTIAL:	Accommodation RESIDENTIAL:	100		East		0	.02	1					commencement and site is under construction	1		1									
20/50186 20/50186 8/FULL FULL	Small		Current	Full			The Oast Rose Cottage Otham D Street Otham	Kent ME15 8RL	Permanent Accommodation		100		Downswi And Otha	ood am Otham C	P 0	.08 1	ı					Phasing and delivery based on methodology.	1			1								
									Offices (other than A2 and	RESIDENTIAL: Permanent Accommodation																								
20/50197 9/PNOCL 20/50197	19/			Prior			Carriage Barn Church Farm	Kent ME17	Offices used for Central or Local																									
A PNOCLA	Small		Current	notif	ication	02-Jul-20	Ulcombe Hill Ulcombe	1DN	Government) RESIDENTIAL:	RESIDENTIAL:	100		Boughton			.03 1	l .					Phasing and delivery based on methodology.	1			1								_
20/50199 20/50199	57/ Small		C	Euc.		16 147 27	Swallowfields Haste Hill Road	Kent ME17	Vacant Land within Curtilage	Permanent Accommodation	100		And Char	rt Monchel	lsea	06 4						Obscine and delivery based on methodology	.			1								
7/FULL FULL 20/50209 20/50209			Current	Full			D Boughton Monchelsea  Little Adelaide Farm Lower Ros	4LW Maidstone ad Kent ME15	EMPLOYMENT:	RESIDENTIAL: Permanent	100		Sutton	CP East Farle		.06 1						Phasing and delivery based on methodology.	† '											
0/FULL FULL	Small		Current	Full		17-Jul-20	D East Farleigh	OJN	Light Housely	Accommodation	100		And Hun		0	.16 1	L					Phasing and delivery based on methodology.	1	<u> </u>		1			L					

Site Reference	:	Application No	SiteSize	IP17 Allocation	ApplicationStatus	Application Type	Decidion Date Address	Sittingbourn	RESIDENTIAL:	P P P P P P P P P P P P P P P P P P P	Percentage of Site on PDL	Eastings	Northings Vard	Parish	Site Area (net)	Not Started (gain) Under Construction (gain)	2020-21 Completed (gain)	Not Started (loss) Completed (loss)	Historical Completions 2019/20 Historical Completions 2018/2019	Historical Completions 2017/2018	M.S. Office concluid on	Supply balance	Year 1 2021/22	Year 2 2022/23	7023/24 Year 4	2024/25 Year 5	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	year 10 2030/31 2031+
20/502 9/FUL	28 20/50 FULL	02289/	imall		Current	Full	28-Aug-20 Court Farm Yelsted Lane	e Kent ME9	Permanent Accommodation	Permanent	0		North Downs	Stockbury CP	0.27	2		1			Phasing and delivery based on methodology.	1		1							
									OTHER:	RESIDENTIAL: Permanent																					
	20/50 FULL		imall		Current	Full	16-Sep-20 412 Loose Road	Maidstone Kent ME15 9TX	Developments (e.g. Street Furniture/Landscoing) COUNTRYSIDE: Rough Grassland,	RESIDENTIAL:	100		South		0.02	1					Phasing and delivery based on methodology.	1		1							
20/50	164 20/50	02642/					Lower Barn Fowle Hall Pike Fis	Tonbridge th Kent TN12	(Semi-)Natural Land (not used fo	Accommodation			Marden	And																	
2/FULI	FULL	2	imall		Current	Full	25-Sep-20 Lane Paddock Wood	6PS	Recreation)	RESIDENTIAL:	0		Yalding	Yalding CP	0.25	1					Phasing and delivery based on methodology.	1		1							
	20/50 A PNPA		imall		Current	Prior notification	n 17-Aug-20 Fairbourne Inch Fairbourne La	Harrietsham Maidstone Kent ME17	Light Industry	Permanent Accommodation	100		Harrietsi And Leni	nam Harrietshan	n 0.04	1					Phasing and delivery based on methodology.	1		1							
20/50	71 20/50	22717/						Tonbridge	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent				Staplehurst																	
	FULL		imall		Current	Full	19-Aug-20 69 Bathurst Road	OLQ	Accommodation  RESIDENTIAL: Temporary Accommodation/ Granny Flats/Caravans/H-		100		Staplehu	stapienurst irst CP	0.05	1					Phasing and delivery based on methodology.	1		1							
20/50	20/50	02721/					Land Adjoining 1 Farm Cottage	Maidstone es Kent ME15	use Boats/Outbuildin	g			Shepway	,							Phasing based on methodology. Delivery based on										
20/50	. FULL	02794/	imall			Full	21-Aug-20 Old School Lane	Kent ME14	Developments (e.g. Street Furniture/Landsc	RESIDENTIAL: Permanent Accommodation	100		North		0.04		1				commencement and site is under construction	1	1								
3 4/FULI	FULL	9	imall		Current	Full	17-Sep-20 Land South Of 36 Hedley Stree	et SAD	ping) FARMING:	RESIDENTIAL:	100		East		0.01	1	_				Phasing and delivery based on methodology.	1		1						_	
	199 20/50 FULL		imall		Current	Full	Tin Hut Chaney Court Farm Ch 03-Sep-20 Hill Road	nart Kent TN12	Agricultural Buildings (other than Dwellings and Shops)	Permanent Accommodation	0		Boughto Monche And Cha Sutton	n Isea rt Chart Sutton CP	0.07	1					Phasing and delivery based on methodology.	1		1							
20/50	101 20/50	03018/					1 & 2 White Gate Cottages	Kent ME17	and Shops) RESIDENTIAL: Permanent	RESIDENTIAL: Permanent			North	Hollingbour																	
	FULL		imall		Current	Full	01-Sep-20 Hollingbourne Hill Hollingbour	rne 1QJ Tonbridge	Accommodation RESIDENTIAL:	Accommodation RESIDENTIAL:	100		Downs	ne CP	0.27	3		2			Phasing and delivery based on methodology.	1		1						_	
20/50: 8/FULI	104 20/50 FULL	33048/	imall		Current	Full	The Dast House Ely Court 08-Sep-20 Goudhurst Road Staplehurst		Permanent Accommodation RESIDENTIAL: Temporary Accommodation/ Granny Flats/Caravans/H	RESIDENTIAL: Permanent Accommodation	100		Staplehu	Staplehurst Irst CP	0.15	1					Phasing and delivery based on methodology.	1		1							
	16 20/50						Hopper Hut Adjacent Hop	West Farleigh	use Boats/Outbuildin	g			Marden								Phasing based on methodology. Delivery based on										
	FULL		imall		Current	Full	16-Nov-20 Cottage Shingle Barn Lane	ME15 OPJ  Maidstone Kent ME15	S OTHER: Minor/Ancillary Developments (e.g. Street Furniture/Landsc	RESIDENTIAL: Permanent Accommodation	100		Yalding	Yalding CP	0.04		1				commencement and site is under construction  Phasing based on methodology. Delivery based on	1	1								
5/FULI	FULL	9	imall		Current	Full	16-Sep-20 137 Plains Avenue	7AX Maidstone	ping) RESIDENTIAL:	RESIDENTIAL:	100		North		0.09		1				commencement and site is under construction	1	1								
	119 20/50 FULL				Current	Full	11-Sep-20 2 Greenwich Close	Kent ME16 0JA	Vacant Land within Curtilage	Permanent Accommodation	0		Bridge		0.19	1					Phasing and delivery based on methodology.	1		1							
	141 20/50							Maidstone Kent ME16	RESIDENTIAL:	RESIDENTIAL: Permanent			3.0								Phasing based on methodology. Delivery based on										
7/FULI	FULL	2	imall		Current	Full	04-Dec-20 Land Rear Of 335 Queens Roa	d OER	Accommodation RESIDENTIAL:		100		Bridge		0.16	-	1				commencement and site is under construction	1	1		-					-	
	151 20/50 FULL		imall		Current	Full	05-Oct-20 16 Sidney Street	Kent ME16 8LJ	Permanent Accommodation	Permanent Accommodation	100		Fant		0.02	1					Phasing and delivery based on methodology.	1		1							
20/50	156 20/50	03562/					The Studio House Frinsted Lan	Sittingbourn ne e Kent ME9	UNKNOWN	RESIDENTIAL: Permanent			North	Wormshill							Phasing based on methodology. Delivery based on										
	FULL		imall		Current	Full	03-Nov-20 Wormshill	OTR	FARMING:	Accommodation RESIDENTIAL:	100		Downs	CP	0.12		1				commencement and site is under construction	1	1							-	
20/50: 1/PNC	CL 20/50	03581/ CLA 5	imall		Current	Prior notification	The Cattle Shed Woodside Far	Ashford rm Kent TN27	Agricultural Buildings (other than Dwellings and Shops)	Permanent Accommodation			Намен	n	0.01	1					Phasing and delivery based on methodology.	1		1							
	164 20/50 FULL	03645/	imall			Full	06-Oct-20 98 High Street	Maidstone Kent ME14	RETAIL: Shops, Retail Warehouses, Pos Offices, Retail	Permanent	100		High Stre	net .	0.01	1					Phasing and delivery based on methodology.			1							
20/50	166 CL 20/50					Prior notification	The Dutch Barn Church Farm	Ulcombe Maidstone	Services FARMING: Agricultural Buildings (other than Dwellings and Shoos)	RESIDENTIAL: Permanent Accommodation	0			n Ulcombe CF		1					Phasing and delivery based on methodology.	1		1							
								Maidstone	RESIDENTIAL:	RESIDENTIAL: Permanent			Boughto																		
	103 20/50 FULL		imall		Current	Full	Oast Cottage Boughton Lane 11-Dec-20 Boughton Monchelsea	Kent ME17 4NA	within Curtilage	Accommodation	100			rt Monchelse	0.09	1					Phasing and delivery based on methodology.	1		1							

6ear 1 502 1/2 2 502 2/2 3 502 3/2 4 502 3/2 4 502 3/2 6 502 5/2 6 502 5/2 6 502 5/2 6 503 7/2 8 503 RESIDENTIA Agricultural Permanent Tonbridge Buildings (other Accommodation Meadowcroft House Goudhurst Kent TN12 than Dwellings 7/PNOCL 20/504287/ 0HQ and Shops)
EMPLOYMENT: A PNQCLA Small 12-Nov-20 Road Staplehurst 0.04 Phasing and delivery based on methodology. RESIDENTIAL Permanent Accommodation Offices (other than A2 and Offices used for 7/PNOCL 20/504317/ Central or Local PNOCLA Small Current notification 16-Nov-20 Accountants Place Heath Road Linton Kent Government

FARMING:

Staplehurst Agricultural And Hunton Linton CP 0.02 Phasing and delivery based on methodolo Permanent Tonbridge Buildings (other Kent TN12 than Dwellings 20/50477 20/504776/ Barn Adi To Newhaven Farm Phasing based on methodology. Delivery based on 6/FULL FULL Small 15-Jan-21 Grave Lane Staplehurst CP commencement and site is under construction Current Full OJP and Shops)
Maidstone RESIDENTIAL: RESIDENTIAL Kent ME16 Vacant Land ODD within Curtilage Maidstone RESIDENTIAL: 20/50499 20/504997/ 7/FULL FULL Small RESIDENTIAL: 20/50529 20/505295/ Kent ME15 Permanent Permanent 5/FULL FULL Small 20-Jan-21 13 Spot Lane Bearsted 8PS Accommodation
Maidstone RESIDENTIAL:
Kent ME14 Permanent arsted 0.04 hasing and delivery based on methodolo 20/50579 20/505792/ Permanent 2/FULL FULL Small Current 08-Feb-21 25 Castle Dene 2NH Accommodation
Collier FARMING:
Street Agricultural 0.09 Phasing and delivery based on methodology RESIDENTIAL: Permanent Tonbridge Buildings (other Accommodation Kent TN12 than Dwellings 9RH and Shoos) RESIDENTIAL: 5/PNQCL 20/505795/ Barn At Spitzbrook Lodge Marden And Collier hasing and delivery based on methodology. PNQCLA Small Current notification 01-Feb-21 Haviker Street falding Street CP 0.04 Temporary Permanent Accommodation/ Accommodation Granny Flats/Caravans/Ho
Maidstone
Kent ME14
Boats/Outbuilding 20/50583 20/505837/ 7/FULL FULL Small 05-Feb-21 Timberden Boxley Road hasing and delivery based on methodology. Current 2DT s
Maidstone RESIDENTIAL: RESIDENTIAL 21/50003 21/500031/ Runsell Grange Yelsted Lane Kent ME14 Permanent Permanent 04-Mar-21 Boxley 0.12 Agricultural Permanent Ashford Buildings (other Kent TN27 than Dwellings 21/50010 4/PNQCL 21/500104/ A PNQCLA Small 09-Mar-21 Headcorn 9LU and Shops)
Maidstone FARMING: N 21/50012 21/500123/ RESIDENTIAL: Birknor Farm Sutton Boad Kent ME17 Agricultural Land 3/FULL FULL Sma 11-Mar-21 Langley 0.25 Accommodation EMPLOYMENT: RESIDENTIAL Offices (other than A2 and Permanent Accommodation Maidstone Offices used for 7/PNOCL 21/500187/ Wealden Court Church Street Kent ME18 Central or Local SAG Government)

Ulcombe, FARMING: RESIDENTIAL
Kent, TN27 Agricultural Land Permanent PNOCLA Small Current notification 12-Mar-21 Teston Barming Teston CP 0.01 Phasing based on methodology. Delivery based on 9LA RESIDENTIAL: 88/0048 02/0442 Small Current Other Mino 13-May-02 Boy Court Oast, Boy Court Lane 0 584702 146101 Headcorn Ulcombe CP commencement and site is under construction Land Adjacent To Sunnydale, 01-Aug-18 Plain Road Kent, TN12 Vacant Land Permanent 18/502782 Small 0 574725 9EH within Curtilage Accommodation FARMING: RESIDENTIAL: Yalding Marden CP hasing and delivery based on metho RESIDENTIAL: Permanent Boughton Agricultural Monchelsea Buildings (other Boughton Monchelsea Boughton Accommodation 15/50417 16/501423/ The Barn, The Nursery, Wierton Hall Farm, East Hall Hill KET 7 JU and Shoos Loose, Maidstone, Vacant Land And Chart under Blear 8 PNQCLA Small Completed Other Mino 13-Apr-16 Hall Farm, East Hall Hill 0 578496 149928 Sutton CP Phasing and delivery based on methodolog RESIDENTIAL Permanent 17/50219 Kent, ME15 within Curtilage 17/502197 Small 06-Sep-17 Land adi. 13 Gordon Court. OQF

Bearsted, RESIDENTIAL:
Kent, ME14 Vacant Land 0 575190 151367 0.09 hasing and delivery based on methodolo RESIDENTIAL Permanent 4HN within Curtilage Accommodation
FARMING: RESIDENTIAL: 6 19/500626 Small 03-Apr-19 Springfield, Roundwell 0 580726 155533 Bearsted CP 0.07 hasing and delivery based on methodolog Agricultural
Maidstone Buildings (other Permanent 19/50317 19/503174/ Lyewood Farm Oast Green Lane Kent ME17 than Dwellings Boughton Monchelsea 4LD and Shops) And Chart 4/FULL FULL Small 13-Aug-19 Boughton Monchelsea 0 577089 151352 Sutton Phasing and delivery based on methodology. OTHER: RESIDENTIAL: Minor/Ancillary Permanent
Developments Accommodation Maidstone (e.g. Street 19/50545 19/505456/ Kent ME14 Furniture/Landsca 6/FULL FULL Small 11-Aug-20 27 Manor Rise Bearsted 4DB ping)
Stockbury RESIDENTIAL: Bearsted Dearsted CP 0.14 Phasing and delivery based on methodology 20/50157 20/501578/ Kent ME9 Permanent Permanent 8/FULL FULL Current 02-Jun-20 The Meadow Hill Green Road 7UN Accommodation Accommodation Downs 0.07 Phasing and delivery based on methodology RESIDENTIAL: RESIDENTIAL: Temporary Permanent Accommodation/ Accommodation Granny Flats/Caravans/Ho Maidstone use Kent ME16 Boats/Outbuilding 20/50278 20/502787/ 7/FULL FULL 01-Oct-20 Oakmount 8 Howard Drive 0QD Phasing and delivery based on methodology

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	92 94	2		Ē.	Status	Туре	e H			existing U	9 2	of Site o					ed)	(Baju)	truction	(ssol)	(loss) ompletio	ompletio	ompletio	conclusio	nce											
	te Refere	ppiikatior	te Siz e	17 Alloca	pplication	pplication	ecision De	ddress	ddres s2	I / snojva.	n pasodo.	rcentage	stings	orthings	p. g	rish	te Area (r	ot Startec	nder Cons	ot Startec	ompleted storical C	storical C	storicalC	LS Office o	aled yldqu	21/22	22/23	sar 3 023/24	24/25	sar 5 125/26	sar 6 126/27	27/28	28/29	29/30	year 10 2030/31	31+
	<u>.</u>		<u>я</u>		<b>*</b>	Lawful		₹	Maidstone	RESIDENTIAL: Permanent	RESIDENTIAL: Permanent	- Œ	- 3	2	- 5	&_		2 :	2 8	2	O I	I	I	<u> </u>	S.	× 8	× 8	* *	× 8	× ×	× 8	× 8	× %	**	2.8	. K
9/L	0355 20/503 DCEX LDCEX	3559/ : Sm	iall		Completed	developmen t certificate	08-Oct-20	40 Fordwich Close	ONU	Accommodation RESIDENTIAL:	Accommodation  RESIDENTIAL:	10			Allington		0.02	_	_	1				Phasing and delivery based on methodology.	0											
	0475 20/504					Lawful developmen			East Sutton Kent ME17	Permanent Accommodation	Permanent Accommodation					East Sutton																				
8/L	DCEX LDCEX	Sm	iall		Current	t certificate	05-Feb-21	Morry Lodge Morry Lane		FARMING: Agricultural	RESIDENTIAL: Permanent	100			Headcorn	CP	0.04			1				Phasing and delivery based on methodology.	0											
20/	60485 20/504	4859/				Lawful developmen		New Barn Farm Park Lane	Maidstone Kent ME17	Buildings (other than Dwellings	Accommodation				Monchelse And Chart	Boughton Monchelse																				
9/L	CEX LDCEX	Sm	iall		Completed	t certificate Lawful	15-Dec-20	Boughton Monchelsea		and Shops) RESIDENTIAL: Permanent	RESIDENTIAL: Permanent	100	0		Sutton	CP	0.31			1				Phasing and delivery based on methodology.	0											
20/ 4/L	0613 20/506 DCEX LDCEX	6134/ Sm	iall		Current	developmen t certificate	18-Feb-21	Little Spitzbrook Farm Haviker Street	Street Kent TN12 9RG	Accommodation	Accommodation	100	0		Marden Ar Yalding	nd Collier Street CP	0.03			1				Phasing and delivery based on methodology.	0											
									Ulcombe, Maidstone	FARMING: Agricultural	RESIDENTIAL: Permanent																									
MA 3	00128 18/502 PNQCL		iall		Completed	Other Minor	04-Jul-18	The Barn, Stonehall Farm	Kent, ME17	Buildings (other than Dwellings and Shops)	Accommodation	١,	584758	147473	Headcorn	Ulcombe Ci	0.03			1				Phasing and delivery based on methodology.	0											
									Boughton	FARMING: Agricultural	RESIDENTIAL: Permanent																									
MA	9195								, Maidstone, Kent, ME17	Buildings (other than Dwellings and Shops)	Accommodation					Boughton Monchelse																				
0		0098 Sm	all		Completed	Full	01-Jun-17	The Piggeries, The Quarries,	4NJ	ACCOMMODATIO		-	576951	151697	Sutton	CP	0.27			1				Phasing and delivery based on methodology.	0											-
ма	521 16/504	4892 Lar	rge.		Current	Full	10-Aug-17	Headcorn Hall, Biddenden Road,	Kent, TN27	N: Hospitals, Convalescent/Nu sing Homes	Permanent r Accommodation	10	584531	142763	Headcorn	Headcorn	1.93			1	12	1		Phasing and delivery based on methodology.	0											
									Coxheath	FARMING: Agricultural	RESIDENTIAL: Permanent																									
13/	19/505	5232/ Lar	rge.		Current	Outline	24-Jan-20	Land At Linden Farm Barn Stockett Lane	Kent ME17	Buildings (other than Dwellings and Shops)	Accommodation	١.	574411	151764	Coxheath And Hunto	n Coxheath C	P 2.54		14					Phasing based on methodology. Delivery based on commencement and site is under construction	14	7	7									
O 14/	0673 20/505							The Oast House Barty Farm	Maidstone Kent ME14	FARMING: Agricultural Land	RESIDENTIAL: Permanent					d Thurnham																				
∵ر	FULL	Lar	ge		Current	Full	13-Jan-21	Roundwell Bearsted	Maidstone	RESIDENTIAL: Permanent	Accommodation RESIDENTIAL: Permanent	· '	0		Thurnham	CP	4.16	2		2				Phasing and delivery based on methodology.	2		2									
19/ 9/F	0493 20/503 JLL FULL	3225/ Sm	all		Current	Full	14-Sep-20	Old Place Lower Road Sutton Valence	Kent ME17 3AL	Accommodation	Accommodation	10	0		Valence Ar	nd Sutton Valence CP	0.53	1		1				Phasing and delivery based on methodology.	0											
	0078 20/500 JLL FULL		iall		Current	Full		The Mellows Marley Road Harrietsham	Maidstone Kent ME17 1BS	UNKNOWN	RESIDENTIAL: Permanent Accommodation	10			Harrietsha And Lenha	m Harrietshan	0.69	1		1				Phasing and delivery based on methodology.	0											
	0438 20/504	4381/				Full			Maidstone Kent ME14	Permanent	RESIDENTIAL: Permanent				Detling And	d Thurnham	0.21							Phasing based on methodology. Delivery based on												
	JLL FULL i0159				Current	Full	15-Dec-20	Thurnham		Accommodation RESIDENTIAL: Permanent	Accommodation RESIDENTIAL: Permanent	100	J		I hurnham	CP	0.21		1	1				commencement and site is under construction	0											
3		1593 Sm	all		Current	Full	04-Jun-18	Cla Mer, Weavering Street	ME14 5JH	Accommodation RESIDENTIAL:	Accommodation EMPLOYMENT:	10	578316	155783	Boxley	Boxley CP	0.07	1	-	2				Phasing and delivery based on methodology.	-1		-1							_	-	
18/	60024								Aylesford, Maidstone, Kent, ME20	Permanent Accommodation	Warehouses and Storage/Wholesale, Cash and Carry,																									
9	18/500	0249 Sm			Current	Full	04-May-18	Land At Forstal Road,	7AE	FARMING:	Postal Sorting Office RESIDENTIAL	10	574117	158826	Boxley	Boxley CP	1.52	-2						Phasing and delivery based on methodology.	-2		-2								-	_
	0117 /BRID 14/056	66 Lar		H1(60)	Permitted	Full	11-Jun-19	Land South of Heath Road,	Coxheath CP Lenham,	Agricultural Land	RESIDENTIAL:		574539	150880	Coxheath And Hunto	n Coxheath C	P 3.35		70					Phasing based on methodology. Delivery based on commencement and site is under construction	70	40	30									
14/	0297 17/504	4450 Lar	ge		Current	Reserved Matters			Kent, ME17 2LP	Agricultural Land	Permanent Accommodation		588960	152378	Harrietsha And Lenha	m m Lenham CP	3		49	21				Phasing based on methodology. Delivery based on commencement and site is under construction	49	40	9									
13/	1749 18/502 10747 18/502	2875 Lar	ge	H1(2)	Current	Reserved Matters	43423	Land to the East of, Hermitage Lane, Springfield Park, Royal Engineers	Kent	FARMING: Agricultural Land	RESIDENTIAL		573270	156293	Allington		33.02	127						Site commenced this year, completions due 2021-22	127	40	40	40	7							
1	FULL	Lar	ge	H1(11)	Current	Full	38930	Road		FARMING:	RESIDENTIAL	10	575573	156875	North			192	-					Phasing and delivery based on methodology.	192		40	40	40	40	32			_	-	_
LNF	18/506 7 FULL	6657/ Lar	ge	LNP 7	Current	Full	30/08/2019	Land West Of Loder Close And Westwood Close Ham Lane	Kent	Agricultural Land COUNTRYSIDE:	RESIDENTIAL		588874	152393	And Lenha	m Lenham CP	1.98	53						Site commenced Summer 2021. Expected deliver 21/22	53	40	13									
										Rough Grassland, (Semi-)Natural																										
LNF	19/505 4 FULL	5281/ Lar	ge	LNP 4	Current	Full	17/04/2020	Land West Of The Old Goods Yard Headcorn Road	Lenham ME17 2HT	Land (not used fo Recreation)	RESIDENTIAL				And Lenha	m Lenham CP	1.75	50						All UC May site visit  Deliery dependent upon a solution coming forward for	50		40	10								
LNF						Allocation		Land South of Old Ashford Road Land West of Headcorn Road			RESIDENTIAL				Lenham	Lenham CP		85	-					nutrient neutrality  Deliery dependent upon a solution coming forward for	85										40	45
LNF		Lar		LNP 2	Current	Allocation LNP Allocation		Land East of Old Ham Lane and South of the Railway			RESIDENTIAL				Lenham	Lenham CP		230	+					nutrient neutrality  Deliery dependent upon a solution coming forward for nutrient neutrality	230										40	70 190
						LNP		Land West of Headcorn Road			RESIDENTIAL													Deliery dependent upon a solution coming forward for	230											
LNF	4 LNP 4 5 LNP 5			LNP 4		Allocation LNP Allocation		and South of the Old Goods Yard Land West of Old Ham Lane and North of the Railway	1		RESIDENTIAL				Lenham	Lenham CP		360						nutrient neutrality  Deliery dependent upon a solution coming forward for nutrient neutrality	57										40	17 320
	6 LNP6					LNP Allocation		William Pitt Field			RESIDENTIAL				Lenham	Lenham CP		50						Deliery dependent upon a solution coming forward for nutrient neutrality	50										40	10

# Housing Land Supply Update Analysis Paper

1 April 2021

# Contents

1.0	Overviev	v	3
2.0	Housing	Land Supply	3
Ta	ble 2.1: 20	O-year housing land supply 1 April 2011 to 31 March 2031	4
Fig	jure 2.1: S	Supply components contributing to the 20-year supply at 1 April 2021	4
3.0	Complet	ed dwellings	5
Fig	jure 3.1: (	Completed dwellings 1 April 2011 to 31 March 2021	5
Fig	jure 3.2: F	Percentage of greenfield/brownfield completions 1 April 2011 to 31 March 202	1.6
Fig	jure 3.3: N	ew dwellings by type of development 2020/21	6
Ta	ble 3.1: S	mall sites contribution to completed dwellings	6
4.0	Housing	Delivery Test	7
Ta	ble 4.1: M	aidstone's performance against the HDT November 2021	7
Fig	jure 4.1: N	daidstone's completed dwellings measured against HDT	7
Fig	jure 4.2: N	Maidstone anticipated future performance against the Housing Delivery Test	8
5.0 E	xtant suppl	y	8
Fig	jure 5.1: E	Extant sites not started/under construction at 1 April 2021	8
6.0	Non-imp	lementation	9
Ta	ble 6.1: Ex	xpired planning permissions/non-implementation allowance	9
7.0	Progress	of Local Plan Housing Allocations	9
Fig	jure 7.1: Pi	rogress of Local Plan 2017 allocated housing sites	10
8.0	Windfall	sites contribution	10
Ta	ble 8.1: C	ompleted windfall dwellings (new NPPF definition)	11
9.0	Housing	Land Supply Forum	11
10.0	5 Years H	Housing Land Supply	12
Ta	ble 10.1: 5	-year housing land supply 1 April 2021	13
Fig	jure 10.1:	Components of the 5-year housing land supply	13
11.0	5-year sup	ply methodology	13
		Phasing methodology	
		Average lead-in time 5+ dwelling sites	
Ta	ble 11.2: A	verage delivery rates on large 5+ dwelling sites	16
12 0	Conclusi	on	16

#### 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 2021; report on the Councils 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 Councils Housing Land Supply 2020/21 include:

- At 1 April 2021 the Council can demonstrate 5.6 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 (86.3%), outline planning consents (8.8%), allocated sites with planning consent pending (0.3%), allocated sites with no consent (1.2%) and a small sites (1-4 units) windfall allowance of (3.4%);.
- The 20-year supply position has a surplus of 2,130 dwellings measured against the housing target of 17,660 dwellings.
- There were 1,354 dwellings (net) completed during the monitoring year 2020/21, bringing the total completed dwellings for the Local Plan period to 9,095.
- Work has commenced on sites totalling 2,849 dwellings at 1 April 2021, and this indicates that good progression is expected on dwelling completions during 2021/22.
- In 2020/21 more units were completed on greenfield rather than brownfield sites; and,
- Maidstone has a 144% result measured against the standard Housing Delivery Test, with a result of 166% when measured against the adjusted Housing Delivery Tests for 2019/20 and 2020/21.
- Nutrient neutrality issues arising in the Stour catchment has resulted in a potential delay to the delivery of the Lenham Broad Location sites.

### 2.0 Housing Land Supply

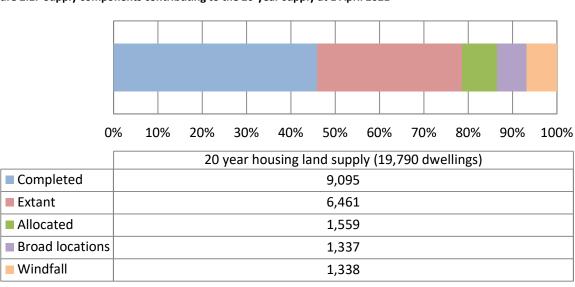
As at 1<sup>st</sup> April 2021 the Council has a 20-year housing land supply of 19,790 dwellings, which exceeds the Local Plan housing target of 17,660 by 2,130 dwellings. This is a considerable improvement on the position published after the Local Plan inspector issued his 'Interim Findings from the 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 9,095 dwellings (51.5%) 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

	Housing land supply 1 April 2011 to 31 March 2031	Dwellings (net)	Dwellings (net)
1	Objectively assessed housing need / Local Plan housing target		17,660
2	Completed dwellings 1 April 2011 to 31 March 2021	9,095	
3	Extant planning permission as at 1 April 2021 (including a 5% non-implementation discount)	6,461	
4	Local Plan allocated sites (balance of Local Plan allocations not included in line 3 above) <sup>1</sup>	1,559	
5	Local Plan broad locations for future housing development	1,337	
6	Windfall sites contribution	1,338	
7	Total housing land supply		19,790
8	Housing land supply surplus 2011/2031		2,130

Figure 2.1: Supply components contributing to the 20-year supply at 1 April 2021



 $<sup>^{1}</sup>$  In light of the Lenham Neighbourhood Plan passing referendum, and a number of LNP sites coming or due to come forward at this time, LNP sites are now classified as allocate sites.

#### 3.0 Completed dwellings

There were 1,354 dwellings (net) completed during the monitoring year 2020/21, bringing the total completed dwellings to 9,095 for the plan period. The sustained high delivery rate has meant that the Council has met its under supply from earlier years of the plan (Figure 3.1). In previous years, reliance had been made on the 'Maidstone Hybrid' approach endorsed through the Local Plan 2017 examination, which spread the remaining under-supply of 206 dwellings over the next 6 monitoring years. Strong delivery in 2020/2021 has meant that this remaining undersupply has now been met and there is no longer an under-supply.

Delivery of sites allocated within the Local Plan 2017 has led to an increase in the number of dwellings built on greenfield land, and 2020/21 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 2020/21. Dwellings from conversions of existing buildings contributed to 7% of all completions (Figure 3.3). Residential to residential conversion recorded a net loss of 24 due to a large conversion project being under construction.

Small sites (1 to 4 dwellings) continue to make a positive contribution to the Housing Land Supply and the local economy. There were 89 small sites that contributed 104 completed dwellings during the monitoring year 2020/21. During the Local Plan period small sites have contributed to 8% of all completions (Table 3.1). This is a reduction on historical trends and likely resulting as a consequence of COVID-19 and supply chain issues. Appendix 2 lists the itemised sites that have contributed to the completed dwellings during the monitoring year 2020/21.

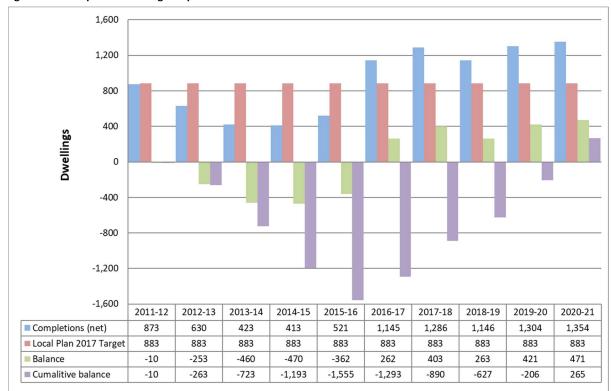


Figure 3.1: Completed dwellings 1 April 2011 to 31 March 2021

Figure 3.2: Percentage of greenfield/brownfield completions 1 April 2011 to 31 March 2021



Figure 3.3: New dwellings by type of development 2020/21

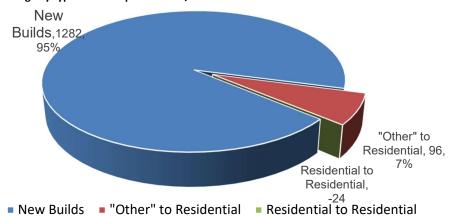


Table 3.1: Small sites contribution to completed dwellings

	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	1,163	1,304	11%
2020/21	104	1,250	1,354	8%
Average	119	790	910	15%

#### 4.0 Housing Delivery Test

On 06 September 2021, the MHCLG issued a written ministerial statement indicating that the 2021 Housing Delivery Test measurement will apply a four-month or 122 day adjustment to the housing requirement figures for 2020-21 in order to account for fluctuations arising from the COVID-19 pandemic. In 2020 such an adjustment was applied for a one-month period.

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 144% based on the standard calculation, and 166% when considered against the adjustments applied due to COVID-19. 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 2021 (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.

Projected completions as set out in the Itemised Housing Land Supply (Appendix 1) demonstrate that at this stage, the performance against the Housing Delivery test will subside as show in Figure 4.2. This is because nutrient neutrality has resulted in Lenham broad location sites, which were expected to start delivering over the coming years, have been pushed back towards the end of the plan period to coincide with likely upgrades and new permit limits arising from the WINEP study and/or the likely delivery of catchment wide mitigation strategies.

Table 4.1: Maidstone's performance against the HDT November 2021

	Completions	LP 2017	Difference	% of target
2018/19	1,146	883	263	
2019/20	1,304	883	421	
2020/21	1,354	883	471	
Total	3,804	2,649	1,155	144%
2020/21				
With HDT				
Adjustments	3,804	2,288	1,516	166%

■ No action 5% buffer

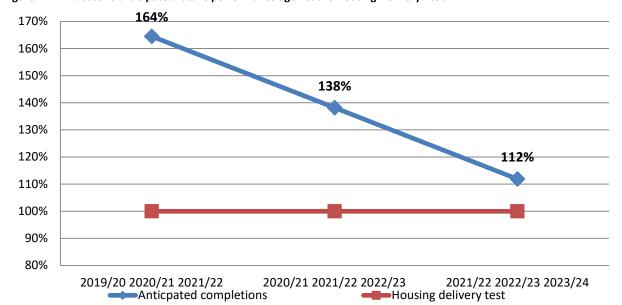


Figure 4.2: Maidstone anticipated future performance against the Housing Delivery Test

#### 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 2021, work had commenced on sites with a total permission for 2,849 dwellings. This indicates that good progression will be expected towards dwelling completions during 2020/21.

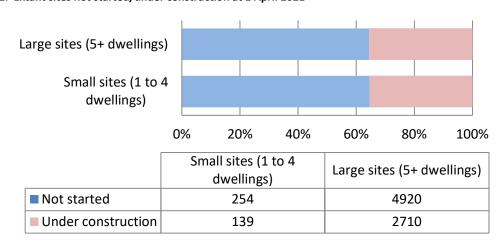


Figure 5.1: Extant sites not started/under construction at 1 April 2021<sup>2</sup>

<sup>&</sup>lt;sup>2</sup> The method used to determine the number of under construction sites has altered since 2019/20 to ensure that only those sites likely to come forward in the coming year are identified as under construction.

#### 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 2.0%. 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).

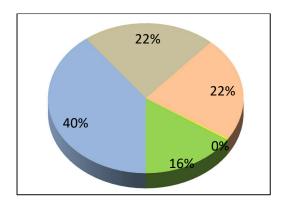
Table 6.1: Expired planning permissions/non-implementation allowance

Year	Dwellings (net)	Expired dwellings (net)	% expired dwellings	non-implementation allowance applied to 5yr HLS	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
2020-21	7,638	19	0.6%	381.9	363
Average	4,892	86	2.0%	345.18	233

### 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 16% having commenced. There now remains just 7% of the allocated dwellings to gain planning consent (Figure 7.1).

Figure 7.1: Progress of Local Plan 2017 allocated housing sites



	Dwellings	Percentage
Completed	3,875	40%
Commenced	2,156	22%
Not started	2,203	22%
Application submitted	19	0%
Application awaited	1,540	16%
Total	9,793	

#### 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. There has been a small reduction in the number of windfall sites completions over the year 2020/21, with this likely to be as a result of Covid-19 and materials supply chain issues having a greater impact on SME's and single dwelling developments.

As a consequence of historical trends, the small sites windfall contribution has been set at 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 2025/26 to 2029/30 and 180 dwellings per annum for the year 2030/31 (Appendix 1).

350 300 250 **Dwellings** 200 150 100 50 0 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 /09 /10 /11 /12 /13 /14 /15 /16 /17 /18 /19 /20 /21 Large 54 265 214 183 140 304 213 145 246 177 137 86 193 103 ■ Small 89 85 73 115 118 61 126 130 146 178 141 124

Table 8.1: Completed windfall dwellings

#### 9.0 Housing Land Supply Forum

Following on from the previous three years, the 2021 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.

#### Potential implications of Brexit and Covid-19

The general consensus from the Forum is that market demand in 2021 was strong. This can be attributed to a combination of pent-up demand from over the lockdown period, plus the governments' stamp duty holiday incentive. There is also 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 Covid-19 caused a temporary stall on some sites but that there is some recovery on this. One of the main concerns going forward were the increasing cost of materials and labour. This applied across the board, from concrete to fixtures and fittings, and may be further exacerbated by the demand that the Lower Thames Crossing places on labour and materials. It is likely that these resource issues will also put pressure on infrastructure providers. At the moment there is a strong demand for housing has offset additional costs but there is concern that this demand may not continue. Contributors indicated that planning delays were impacting on their ability to start on site, particularly the volume of conditions placed on permissions and the speed at which conditions discharge applications are processed. That said, it was agreed that this

wasn't an issue solely related to applications in Maidstone, and that MBC generally deals with them faster than other authorities which is reflected in the strong delivery of sites in Maidstone.

At last years forum it was agreed that the build out rates for large sites would be reduced from 49 to 40 per year. In light of the uncertainty surrounding the labour market and materials cost, it has been agreed that 40 per year should remain going forward. This 20% reduction has therefore been retained to delivery rates for site of 50+ units. This is a cautious approach but is considered to be robust in light of the uncertainties surrounding the market. 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. 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.

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. This feedback supported the assumptions made on the start and build-out rate of sites.

#### 10.0 5 Years Housing Land Supply

The Council at 1 April 2021 can demonstrate 5.6 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 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 2021

	5 - year housing land supply - 'Maidstone Hybrid' method	Dwellings (net)	Dwellings (net)
1	Objectively Assessed Need (OAN) 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.21 (883 x 10 years)	8,830	
4	Minus completed dwellings 01.04.11 to 31.03.21	9,095	
5	Shortfall against target 01.04.11 to 31.03.21	-265	
6	Annual delivery of shortfall 206/6 years (Maidstone Hybrid)	-44	
7	Five-year delivery target 01.04.21 to 31.03.26 (883x5)	4,415	
8	Plus shortfall against OAN 34x5 years <sup>3</sup>	0	
9	5% buffer (Housing Delivery Test @ November 2021 166%)	221	
10	Total five year housing land target at 01.04.21		4,636
11	Five-year land supply at 01.04.21		5,147
12	Surplus		512
13	No. years' worth of housing land supply (4,636/5 =963; 5,147/963. = 5.6)		5.6

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

	Dwellings	Dwellings (net) as %
Detailed consent and Prior Notification supply (5% non implementation applied)	4,574	88.9%
Outline consent (5% non implementation applied)	264	5.1%
Allocation: planning permission submitted, decision pending	0	0.0%
Windfall Small Sites	228	4.4%
Allocation: strong intention to develop	80	1.6%
Total	5,147	100%

## 11.0 5-year supply methodology

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 updated NPPF (2021) states the evidence requirement for these sites.

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

106

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<sup>&</sup>lt;sup>3</sup> Shortfall met in the year 2020/21

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

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.

One allocated site without planning permission was included within the 5 years supply, in year 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 carryout 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
Small sites (1 to 4 dwelings)										
Under construction site										
Greenfield site										
Brownfield site		-								
Outline permission - granted										
Large sites (5+ dwellings)	9/									
Extant permissions										
Prior notification - site commenced										
Prior notification - site not commenced										
Full Plans application - site commenced		_								
Full Plans application - site not commenced		1	_							
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										
Allocated site										
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

	Outline	Full Plans	<b>Prior Notification</b>
2016/17	730	695	494
2017/18	908	647	546
2018/19	1,260	601	673
2019/20	919	898	1128
2020/21	1,502	988	689

Average days	1064	766	706
Average years	2.9	2.1	1.9

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

Site size (units)	5 to 24	25 to 49	50+
2016/17	8	10	61
2017/18	9	22	55
2018/19	6	20	44
2019/20	7	20	37
2020/21	4	11	42
Average	7	17	48

#### 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 is 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 5.6 years' worth of supply as at 1 April 2021. The five-year supply is vastly made up of extant planning permissions of which 90% has detailed consent. The large number of units under construction indicates that the next monitoring years completed dwellings will continue to surpass the Local Plan target of 883 dwellings.

The Council has performed exceptionally well against the government's Housing Delivery Test and the results expected in November 2021 should be even stronger than last year's, at 166%, or 144% without the MHCLG COVID-19 adjustment. 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 benchmarking 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 2021.

The 20-year housing land supply position has continued to strengthen during the last monitoring year to a surplus of 2,130 dwellings and the under supply of completed dwellings from the early years of the Local Plan has been met. Housing sites allocated within the Local Plan continue to make good progress towards delivery. There has been a sustained flow of windfall planning permissions which is expected to continue, and the transition of Maidstone Town Centre should help the Council to continue meeting the objectives of the Local Plan. The Lenham Broad Location is affected by the Stour nutrient neutrality issue and consequently for this years' reporting sites without full permission been pushed back in the plan to account for this. Consequently, deliver in the years 2023-2029, when these sites were delivery of these sites was expected to contribute to completions, is indicating a drop in supply. However, MBC is currently working through a range of potential solutions to resolve this issue, and it is expected that in due course, these sites will be able to come forward sooner.

To date, excellent progress has been made towards meeting the Council's housing requirements within the Local Plan 2017. 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 2022.

# STRATEGIC PLANNING & INFRASTRUCTURE COMMITTEE

21 September 2021

## Maidstone Design and Sustainability Development Plan Document

Final Decision-Maker	Strategic Planning and Infrastructure Committee
Lead Head of Service	Philip Coyne Interim Director: Local Plan Review
Lead Officer and Report Author	Philip Coyne Interim Director: Local Plan Review
Classification	Public
Wards affected	All

### **Executive Summary**

At its meeting in June 2021 the Policy and Resources Committee agreed a budget of £140,000 to undertake work to strengthen the Council's 'non-spatial' planning policy framework in order to achieve higher quality and more sustainable design across the Borough, reinforce Development Management decisions, and provide a stronger defence to planning appeals. This report seeks approval to commission external consultants to undertake work on a Design and Sustainability Development Plan Document (DPD). This DPD's overall scope and production timetable will be contained in an updated Local Development Scheme and the DPD will sit alongside the Local Plan (currently under review) to provide the basis for Development Management decision making. Specifically, the DPD will be focussed around matters pertaining to the achievement of high quality development which contributes to sustainability at a number of levels and makes a significant contribution to the biodiversity and climate change agenda. When completed, the DPD will be brought to this Committee for adoption under the normal process.

### **Purpose of Report**

Decision

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

1. That the Committee authorises Officers to procure and contract for the preparation of a Design and Sustainability Development Plan Document to be adopted as part of the Development Plan.

Timetable	
Meeting	Date
Strategic Planning and Infrastructure Committee	21 <sup>st</sup> September 2021

# Maidstone Design and Sustainability Development Plan Document

### 1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	The Design and Sustainability DPD will contribute directly to the Homes and Communities and Safe, Green and Clean priorities through the provision of policies which will enable the Council to require higher quality developments in a manner which will maximise design, sustainability and the establishment of new communities with access to high quality formal and informal open spaces.	PC
Cross Cutting Objectives	<ul> <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> A specific focus of the DPD proposed in this report will be the achievement of improved levels of bio-diversity net gain, with better quality natural and semi-natural open spaces. The provision of better quality open spaces within new developments and open spaces linking developments will contribute to reduction of health inequalities through encouragement of walking and cycling.	PC
Risk Management	The commissioning of the DPD will go through the Council's normal procurement processes and a management framework will be agreed at the outset of the commission which will ensure that risk levels are maintained within the range normally acceptable to the Council.	PC
Financial	The Policy & Resources Committee made £140k available for this project at its June meeting. This Report describes how this budget will be used to compile an evidence	Section 151 Officer & Finance Team

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	base and prepare the DPD. It is noted that there are further costs for examination, which will need to be funded separately.	
Staffing	This project will be managed by the Interim Director for the Local Plan Review whose costs are currently provided for within the Local Plan Review budget. Project management and other support will be contained within existing staffing budgets.	PC
Legal	Acting on the recommendations is within the Council's powers as set out within the Planning Acts. Any necessary agreements or contracts entered into must be in accordance with the Council's Contract Procedure Rules and should be in a form approved by the Legal Services Manager.	Russell Fitzpatrick (MKLS (Planning)
Privacy and Data Protection	Accepting the recommendations will increase the volume of data held by the Council. We will hold that data in line with our retention schedules.	Policy and Information Team
Equalities	We recognise the content of the DPD may have varying impacts on different communities within Maidstone. Therefore, the DPD will have associated equalities impact assessment.	Equalities and Communities Officer
Public Health	We recognise that the recommendations will not negatively impact on population health or that of individuals.	Public Health Officer
Crime and Disorder	The proposed DPD will be focused in significant part upon good design, which will incorporate measures to reduce crime and increase public safety.	PC
Procurement	On accepting the recommendations, the Council will then follow a procurement exercise for commissioning the DPD work. We will complete those exercises in line with financial procedure rules.	[Head of Service & Section 151 Officer]
Biodiversity and Climate Change	A specific role of the proposed DPD will be an increase in biodiversity net gain and the promotion of development principles which	Biodiversity and Climate Change Manger

maximise sustainability and contribute	
positively to the climate change agenda.	

### 2. INTRODUCTION AND BACKGROUND

- 2.1 At its meeting in June 2021, the Policy and Resources Committee approved a figure of £140,000 to commission work to strengthen the "non-spatial" policy base within the local planning framework. The objective of this policy update is to provide the basis for the negotiation of higher quality design and greater sustainability as part of the development management process, and to reinforce development management policies at both planning application stage and as part of the defence to subsequent planning appeals.
- 2.2 In updating these policies, a key objective will be to provide the necessary evidence base and detail to support the negotiation of high-quality design, greater levels of biodiversity and more sustainable development.
- 2.3 To give these policies maximum strength, it is proposed that they be incorporated into a new Development Plan Document (DPD). The DPD will need to go through the same processes as the Local Plan Review in terms of justification by appropriate evidence, public consultation exercises, examination by a government inspector and formal adoption into the council's Development Plan at this point, the DPD policies will carry the same weight as those policies contained within the Local Plan.
- 2.4 It is proposed that the DPD will be called the Maidstone Design and Sustainability Development Plan Document. To ensure that the policies contained within the document have the maximum lifespan, the document will focus upon those areas of design and sustainability which are least likely to become outdated or be superseded by changes to government policy in the form of new planning, building or environmental guidance or legislation.
- 2.5 The DPD will need to meet the test of soundness set out within the government's National Planning Policy Framework and also comply with legal obligations. It will need to respond to, and help deliver, the relevant aspects of the Council's Strategic Plan and will need to reflect on the content of other relevant strategies and action plans. The associated Sustainability Appraisal will also help ensure appropriate consideration of environmental matters in this regard. An additional consideration will be the potential for joint planning with adjoining authorities, but in any event, the Duty to Cooperate will apply and Statements of Common Ground will need to be produced.
- 2.6 To ensure that this document is prepared as quickly as possible and can align with the current Local Plan Review in good time, it is proposed that the work will be commissioned out to a multi-disciplinary built environment consultancy, using the council's normal procurement process.
- 2.7 The key factors that the DPD will focus upon are:

- A set of landscape principles drawing from existing landscape character assessment data, acknowledging / responding to differential landscape form / feature in various parts of the borough and providing guidance on what will be required in the future.
- A high-level borough wide biodiversity study.
- A high-level Borough Wide Design Code (in line with national advice) to establish the design principles for the town centre, urban, suburban and rural locations and responding to the protection / enhancement of particular high value landscapes such as the North Downs AONB, Low Weald and areas of Local Landscape Value. This will provide the basis for more detailed guidance via Supplementary Planning Documents or other guidance as appropriate. This guidance will need to take into account any large-scale Garden Community or other developments emerging from the Local Plan Review and be capable of working with them as detailed proposals are developed over the coming years.
- Advice on generic design features (Design Code) which should include:
  - Materials
  - Densities
  - Building heights
  - The orientation of development
  - The environmental performance of buildings/places to contribute to net zero targets
  - Building typologies
  - Block types
  - Car Parking
  - Architectural features
  - Building separation
  - Building lines
  - Provision of private space
  - The scope for green roofs/walls
- Standards around the achievement of onsite open space provision with a mix of semi-natural / natural open space and areas of usable play space, allotments and sports pitches. This work will need to consider the merits of open space provision within developments, between developments, and as a shared asset where this might achieve higher quantums and quality.
- The use of sustainable drainage systems (SuDS) as appropriate to particular locations and scales of development.
- The maximisation of net biodiversity gain within developments, between developments as shared assets and as a feature to link urban, suburban and rural locations.
- Policies to capture and maximise the principles of sustainable connectivity through the provision of coherent and legible walking and cycling routes which respond effectively to interaction between

settlements and likely desire lines towards specific destinations.

- The use of building heights, orientation, and materials to maximise the capture of solar energy but to also manage effectively issues resulting from solar gain.
- Advice around the suitability of sustainable technologies such as ground source heat, solar, battery storage etc. in particular circumstances or at specific locations.
- Options for the incorporation of increased numbers of trees along new highways, estate roads and as part of public realm and shared space features.
- Provision of appropriate lighting which respects the character of localities and protects areas where "dark skies" are / should be a feature.
- The achievement of parking standards which provide the correct balance between encouraging the use of sustainable modes of transport and the realistic levels of car ownership in new developments.
- Building use including factors such as, mix of uses within area/ type.
- 2.8 The above components may alter or become amended during the tender process as a result of discussions with potential consultants.
- 2.9 This DPD's overall scope and production timetable will be contained in an updated Local Development Scheme, which will be considered by this committee at a subsequent meeting, prior to subsequent determination by Full Council.

### 3. AVAILABLE OPTIONS

- 3.1 Option one: to prepare the revisions to Maidstone's design and sustainability focussed planning policies in the form of a development plan document which will form part of the council's Development Plan.
- 3.2 Option two: to prepare the revisions to Maidstone's design and sustainability focussed planning policies as part of a Supplementary Planning Document (SPD) which could potentially achieve completion of the document more quickly but not contain new policies and would be restricted to providing clarity and further guidance around the existing policy framework and thus carry less planning 'weight'.
- 3.3 Option three: not to review Maidstone's design and sustainability focussed planning policies at this point, and instead wait until there is further clarity on new planning legislation and incorporate them into the first Local Plan prepared under a new system.

### 4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

4.1 The preferred option is option one as this will provide a set of policies which hold maximum strength as part of both the negotiation of development proposals and the defence of planning appeals. Whilst an SPD could be completed more quickly and at less cost, it carries only limited weight, and to wait until the next Local Plan under a new system will result in an indeterminate length of time without a strong design and sustainability planning policy base.

### 5. RISK

- 5.1 The risk of not undertaking the design and sustainability development plan document, is that the council fails to maximise the quality and potential sustainability benefits of new development and has less strength at planning appeals when defending refusals on the basis of poor design and sustainability standards.
- 5.2 Any risks arising from the commissioning of the development plan document will be contained within the council's normal risk appetite through the procurement process, which in this instance will be carried out in two stages to give increased cost certainty, and the agreement of detailed project management and monitoring throughout preparation, examination and adoption of the DPD.

### 6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

6.1 Whilst a detailed timeline for the commission will need to be agreed at the outset of the contract, it is envisaged that the new DPD will be brought to the council for adoption in early 2024. However, this committee will be updated at key points during the process. Specifically, the contract documentation will stipulate that the statutory public consultation exercises attached to all statutory planning documents will be managed directly by the council, and this committee's approval will be required in order to commence these processes.

	7		REP	ORT	APPE	NDICE
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None.

# STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE

### 21 September 2021

### **Local Plan Review Update**

Final Decision-Maker	Strategic Planning and Infrastructure Committee
Lead Head of Service	Philip Coyne (Interim Director of the Local Plan Review) and Rob Jarman (Head of Planning and Development)
Lead Officer and Report Author	Mark Egerton (Strategic Planning Manager)
Classification	Public
Wards affected	All

### **Executive Summary**

At the 10 March 2020 meeting of this committee, Members resolved that officers provide a short, written update at each meeting of this committee, concerning any slippage and/or progress on delivering the Local Plan Review on the timetable agreed. This report provides the requested update.

### **Purpose of Report**

Noting

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

1. That the report be noted

Timetable	
Meeting	Date
Strategic Planning and Infrastructure Committee	21 September 2021

### **Local Plan Review Update**

### 1. INTRODUCTION AND BACKGROUND

- 1.1 At the 10th March 2020 meeting of the Strategic Planning and Infrastructure (SPI) Committee, Members resolved that officers should provide a short-written update at each meeting of the committee, concerning any slippage and/or progress on delivering the plan on the timescale agreed. This report provides the requested update.
- 1.2 The Local Planning Authority is working to a timetable set out in the approved Local Development Scheme (July 2021). This document provides for a Local Plan Review consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulation 2012 (as amended) from October 2021.
- 1.3 Significant progress has been made on the Local Plan Review and the Regulation 19 consultation is on course to take place as planned, in accordance with the approved Local Development Scheme.
- 1.4 The Regulation 19 consultation will be on the 'draft for submission' version of the Local Plan Review documents. These documents are now being finalised and are the documents that the Local Planning Authority intend to subsequently submit to the Secretary of State for Housing Communities and Local Government, in order that an Inspector may be appointed to independently examine the proposals.
- 1.5 The majority of new technical evidence is also being finalised. In conjunction with already published evidence, this will help to support the Local Plan Review proposals. The latest evidence will be published with the proposed draft for submission documents in order that this committee may consider these concurrently. Having considered the draft for submission documents and evidence, the committee may then choose whether to make a recommendation to Full Council to undertake the Regulation 19 public consultation.
- 1.6 The report on the Local Plan Review Regulation 19 documents and latest evidence base is on course to be brought to this committee on 4<sup>th</sup> October 2021 and then to Full Council on 6<sup>th</sup> October 2021.

### 3. RISK

3.1 This report is presented for information only has no direct risk management implications. Risks associated with the LPR are dealt with through the usual operational framework and have been previously reported.

### 4. REPORT APPENDICES

None