



# Housing Land Supply Position Statement

2024/2025

November 2024





## Housing Land Supply Position Statement 2024/2025

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# 1 EXECUTIVE SUMMARY

## 1 EXECUTIVE SUMMARY

**1.0.1** This document represents Swale Borough Council's (the Council) 5 year housing land supply position (1 April 2024 to 31 March 2029) and includes both the calculation of 5 year housing land supply and the methodology used.

**1.0.2** On the 30th July 2024 the Government published a consultation on proposed changes to the National Planning Policy Framework. For 5 year housing land supply matters relevant to this Position Statement, the proposals include a change to the Standard Method of calculating a Local Housing need and replacing the minimum 5% buffer to the housing need for well performing Local Authorities against the Government Housing Delivery Test. This position statement will consider both the Local Housing Need under the NPPF 2023 and the proposed changes.

**1.0.3** At 1 April 2024 under the Governments current Standard Method (NPPF 2023) the Council has a **Local Housing Need of 1,040 dwellings per annum** this creates a requirement of 5,200 dwellings over the five year period (2024-2029). Under the proposed Standard Method (NPPF 2024) the Councils Local Housing Need would be 1,061 dwellings per annum and with a 5% buffer would create a requirement of 5,570 dwellings over the five year period (2024-2029) (Appendix D).

**1.0.4** The Council has a score of **122% against the Government's latest Housing Delivery Test (HDT)** and this enables the Council to choose to apply no buffer to its 5 year housing land supply calculation. Under the proposed changes to NPPF the Council could choose to apply a minimum of a 5% buffer.

**1.0.5** The Council at 1 **April 2024 can demonstrate 4.21 years worth of housing land supply** measured against the Governments housing land supply calculation. There are 4,381 dwellings within the Councils housing land supply that are deemed deliverable within the next five years a shortfall of 819 dwellings against the 5 year requirement. Under the proposed changes to the NPPF the Council can demonstrate 3.93 years worth of housing land supply with a shortfall of 1,189 dwellings.

**1.0.6** At present, the Council cannot demonstrate a 5 year housing land supply and this can be explained for the following reasons:

- An increase in the local housing need requirement from 776 dwellings per annum (dpa) as determined through the Council's adopted Local Plan Bearing Fruits 2017, to 1,040 dpa a 34% increase as determined by the Government's Standard method for calculating a Local Authority's local housing need. Under the proposed changes to the NPPF the increase would be 37%
- Delays to the Council's Local Plan Review which would include a revised and updated strategy for meeting development needs including housing sites for allocation. The delay was due to the delayed publication of the 'prospectus of changes' to the current planning system through amendments to the NPPF and the Levelling Up and Regeneration Bill gaining Royal Assent.
- There have also been some historical slippages in anticipated timings across a number of strategic sites as a result of delays to the completion of the M2 junction 5 improvements.



## 2 Introduction

**2.0.1** This statement provides the Council's annual 2024/25 updated assessment of housing land supply. It includes the calculation of the Council's 5 year housing land supply position, taking into account the requirements of the National Planning Policy Framework (NPPF) and National Planning Practice guidance (NPPG) and the proposed changes to the NPPF as set out in the July consultation. The 5 year supply is represented by the period from 1 April 2024 to 31 March 2029. For 2024/25, the Council is not seeking to have its land supply confirmed by an annual position statement but has followed national planning policy and guidance.

**2.0.2** Housing land supply is monitored by the Council to ensure that the Local Plan is delivered and that housing needs are being met. The NPPF requires a presumption in favour of development where sufficient land supply cannot be demonstrated. Footnote 8 of paragraph 11d states that the policies that are most important for determining applications will be out of date where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites or where the Council score less than 70% against the Governments Housing Delivery Test (HDT).

**2.0.3** Paragraph 77 of the NPPF requires Councils to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. What is meant by deliverable and developable are defined by the glossary of the NPPF and further information is given in NPPG. The Council's Local Plan Bearing Fruits (LPBF) 2017 is now more than five years old and this requires the 5 years' worth of housing land supply to be assessed against the local housing need as determined by the Government's standard method.

**2.0.4** The NPPF 2023 removed the requirement for a minimum 5% buffer to be applied to 5 years housing land supply calculation, however the NPPF retained the requirement for a minimum 20% where a Local Authority has significant under delivered when measured against the HDT (see above). The NPPF changes being consulted upon in July replaces the requirement for a 5% buffer, however at time of writing this statement the requirement has not been adopted into Policy.

**2.0.5** A Housing Delivery Action Plan is required where the HDT results indicate that delivery in the Borough has fallen below 95% of the local planning authority's housing requirement over the previous three years. The Plan should assess the causes of under-delivery and identify actions to increase delivery in future years. Whereas the Council anticipates good performance against the next HDT results, a new Housing Land Supply Action Plan will be published. This Plan will seek to address medium term supply and completion of dwellings issues and provide actions that will help to improve the 5 year housing land supply position.

**2.0.6** The monitoring data used in this 5 year housing land supply calculation represents the position as at 1 April 2024, to provide both an up to date and regular assessment, in accordance with the NPPF. Where updates to the planning status of a site are applicable, to preserve the monitoring year data, the Council has not adjusted the status of the site in terms of its allocation or planning permission but has used the information to more accurately inform the timescale of its likely delivery.

**2.0.7** Section 1 below provides the methodology and justification for the approach taken for the five year supply calculation and presents commentary on the Council's approach. Section 2 sets out the sources of supply as at 1 April 2024, whilst Section 3 examines how deliverability and developability have been addressed. Section 4 provides the actual calculation of the 5 year housing land supply. Also there are appendices that accompany this report:

**2.0.8** Appendix A: Deliverability of extant planning permissions.

**2.0.9** Appendix B: Deliverability of Local Plan (Bearing Fruits) housing allocations.

**2.0.10** Appendix C: Windfall analysis 2014/15 – 2023/24

## 2 Introduction

**2.0.11** Appendix D: Calculation of the Councils Local Housing Need.

**2.0.12** Appendix E: Schedule of response to site promoter engagement exercise.



## Section 1: The methodology for determining the 5 year housing need

### 3

### 3 Section 1: The methodology for determining the 5 year housing need

**3.0.1** The Council's 5 year land supply is derived using a calculation by which performance against the Government standard method for determining a Local Housing Need is recorded, together with the addition of an appropriate buffer as set out by the Council's score against the Government's Housing Delivery Test. Data for the 5 years supply calculation is obtained by the monitoring of developments within Use Class C3 (residential) and C2 (residential care). As set out in the NPPG a ratio of 1.8 is applied to C2 units when converting them to an equivalent C3 dwellings for supply, completions and losses purposes.

**3.0.2** Due to the LPBF 2017 being more than five years old, the NPPF requires the use of the Government standard method for calculating the Local Housing Need for the Council. This figure under the current standard method currently is 1,040 dwellings per annum for the monitoring year 2024/25 . Under changes proposed to the Standard Method in the NPPF July 2024 the figure would increase to 1,061 dwellings (see Appendix D for both calculations).

**3.0.3** The term monitoring year for the purpose of this position statement refers to the period of time from 1 April to 31 March of the following year. The approach aligns with the Government approach to monitoring over a 12 month period and sets out the yearly considerations going forward for the purposes of the Councils phasing and delivery trajectory.

**3.0.4** The Council has a score of 122% against the Government's Housing Delivery Test (HDT) published December 2023. Further, the Council anticipate continued good performance against the next HDT result. This performance enables the Council to choose to apply no buffer to its 5 year housing land supply calculation. However, under proposed changes to the Standard Method in the NPPF July 2024 the Council would be required to choose a minimum of 5% buffer. The consequences of the proposed NPPF changes from July 2024 are set out alongside the NPPF 2023 approach throughout this document.

## 4 Section 2: The sources of supply

### 4 Section 2: The sources of supply

**4.0.1** This section sets out the approach taken to identify the potential sources of supply. The base date for this data is the year ending 31 March 2024, with the developed status of the sites verified by the Council in their annual site surveys undertaken in March to April 2024. All results are verified by Kent County Council for their annual housing information audits, with the same approach having been consistently used by all Kent Councils for many years. The actual and potential sources of supply comprise extant planning permissions, a windfall allowance and LPBF 2017 site allocations for housing.

**4.0.2** Each source of supply is considered briefly in sub sections a) – d) below.

#### 4.1 a) Extant planning permissions

**4.1.1** These comprise both non-major sites (1 to 9 dwellings) and major sites (10 or more dwellings) and are represented as those sites (both not started and under-construction) and are considered deliverable from 1 April 2024 onwards. The sites in question are included in Appendix A.

**4.1.2** In accordance with the NPPF, all non-major sites (1-9 dwellings) that have detailed consent, outline planning permission or prior notification are considered deliverable, unless clear evidence has been presented that the site will not be implemented or begin to deliver within the 5 year period. How the deliverability of major sites has been assessed is set out within Section 3 below.

**4.1.3** For this 5 year housing land supply calculation, out of a total of 7,047 dwellings with extant planning permission, 3,835 dwellings are considered deliverable within the 5 year housing land supply, with 362 dwellings on non-major sites and 3,473 on major sites.

#### Treatment of losses - net completions

**4.1.4** It is the Council's approach to record the loss (i.e. demolition or conversion of an existing residential unit) as it occurs (i.e. in the completions figure) rather than to phase pending losses in the 5 year supply. Losses are recorded within the completions for the year in question. This approach balances out over time and allows for situations where the loss may not occur.

#### 4.2 b) Windfall allowance

**4.2.1** The Council has considered the reasons for the historic windfall delivery and whether this is a trend that is set to continue. An analysis of historic windfall delivery is set out in Appendix C from which, the summary conclusions are:

- Delivery of specialist housing for older people has contributed significantly to windfalls; and,
- Conversions and changes under prior notification have and will continue to contribute significantly to windfalls; and,
- Windfalls will continue to make a contribution to the Councils housing land supply whilst the Councils Local Plan review is paused .

**4.2.2** Over a 10 year period 2014/15 to 2023/24 there has been an **average of 274 dwellings per annum** completed from windfalls since 2014, far in excess of the 110 allowance confirmed through the Local Plan Bearing Fruits 2017 examination.

**4.2.3** A clear pattern has emerged that windfall delivery in the Borough has remained strong over a period of time. **Based on the 10 year annual average of windfall completions a windfall allowance of 548 dwellings has been made to the 5 year housing land supply for years 4 and 5** at 274 dwellings per annum. This allowance is considered reasonable for these two years after the vast majority of existing extant windfall sites will have been considered built out in years 1 to 3 (table 4.2.1).

**4.2.4** Detail on the extant windfall sites can be found within Appendix A.



## Section 2: The sources of supply 4

	Year 1 Phasing 2024/25	Year 2 Phasing 2025/26	Year 3 Phasing 2026/27	Year 4 Phasing 2027/28	Year 5 Phasing 2028/29	Total Windfall Phased years 1 to 5
Extant windfall dwellings	124	504	401	152	74	1,255

Table 4.2.1 Windfall sites delivery rate

### 4.3 c) Local Plan Bearing Fruits 2017 site allocations

**4.3.1** There are no adopted Local Plan allocations counted in the 5 year housing land supply calculation. The phasing of the remaining Local Plan Allocation without Planning consent are set out from years 6 onwards and details of those sites are contained within Appendix B.

### 4.4 Components of the 5 year housing land supply

**4.4.1** The figure below illustrates the components of the Council's 5 year housing land supply as set out in section 3 a and b above.

**4.4.2** From the 3,639 dwellings on sites that contribute to 5 year housing land supply **2,907 dwellings (80%) are from category a sites** as defined by the NPPF Annex 2 and **732 dwellings (20%) category b sites**.

4 Section 2: The sources of supply

- Extant - Minor sites
- Extant - Major sites
- Windfall

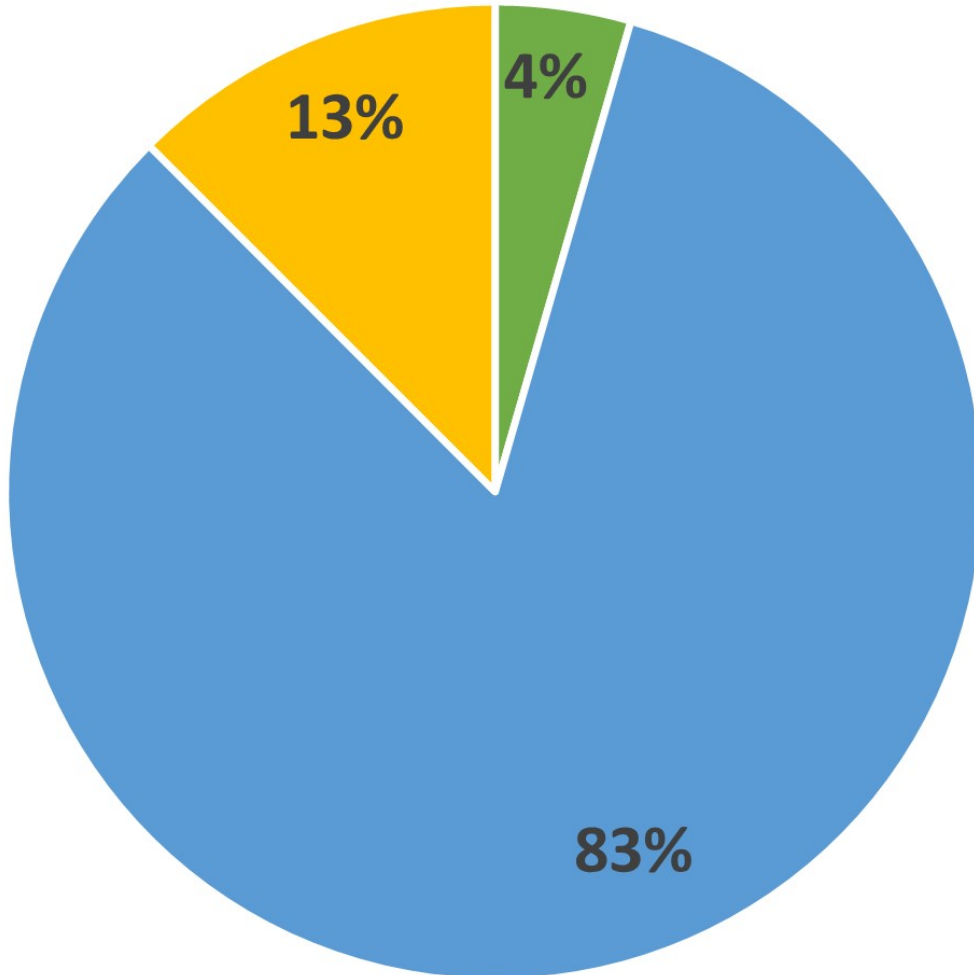


Figure 4.4.1 Components of 5 year housing land supply



## Section 3: How deliverability has been assessed in Appendices A to D 5

### 5 Section 3: How deliverability has been assessed in Appendices A to D

**5.0.1** Deliverability has been assessed with regard to the definitions provided in the glossary to the NPPF and with regard to the potential types of evidence as set out in the National Planning Practice Guidance (PPG). The NPPF sets out two categories of sites and the emphasis of evidence required. The NPPF Glossary states:

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

**5.0.2** With regards to sites that are described in bullet point a (more commonly known as category a sites) of the NPPF glossary the onus is on clear evidence that homes will not be delivered within 5 years, whilst bullet point b (category b) sites should only be considered deliverable within 5 years where there is clear evidence. In the case of category b sites a list of evidence types has been set out within the PPG, however it should be noted that the list is not exclusive and other types of evidence may also be suitable.

**5.0.3** The types of evidence set out in guidance is high level and provides broad definitions as starting points for evidence gathering particularly where reference is made to site assessments. With regards to category b sites The Housing Land Supply and Delivery NPPG at paragraph 007 states:

**5.0.4** *Such evidence, to demonstrate deliverability, may include:*

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

**5.0.5** It must be noted that the NPPF has raised the bar in terms of the certainty needed in respect of demonstrating deliverability, particularly for sites with outline planning permission. This has placed the requirement on Councils to gather evidence for category b sites, however there is no requirement in legislation or national policy for the site promoter to provide deliverability evidence.

**5.0.6** It is important to note that the primary monitoring data represents the position at 1 April 2024, to provide both an up to date and regular assessment, in accordance with the NPPF. However, where updates to a sites’ planning status are applicable, to preserve the monitoring year data, the Council has not adjusted the status of the site in terms of its allocation or planning permission but has reflected the change to more accurately determine the site’s likely timing of delivery.

**5.0.7** The main components considered by the Council in determining site deliverability are considered in sections 5.1 to 5.9 below.

## 5 Section 3: How deliverability has been assessed in Appendices A to D

### 5.1 a) Site promoter engagement

**5.1.1** Developer/landowner/consultants (site promoters) projections for the expected delivery of sites have been canvassed by the Council on an annual basis since 2016. For this update it has included both on going engagement with Local Plan allocations and a survey of major sites (10 or more dwellings) with planning permission and those allocated sites with a planning applications submitted. For the survey, the Council's anticipated phasing and delivery rates were provided and site promoters were requested to confirm if they agreed with the position and if not to provide alternatives and supporting evidence. For category b sites it was made clear that the evidence would need to be substantive and inline with the NPPG as set out above. A minimum of three attempts were made to contact promoters who had not responded to the survey.

**5.1.2** There were 60 site promoters contacted with 43 responding to the survey, and 29 providing information to assist site phasing and delivery rates. In general terms, site promoters are well placed to provide information on site deliverability, however it is prudent for the Council to apply its own judgement and to consider other factors that may affect delivery. For example, where there are overly cautious responses in buoyant housing market areas. The response rate for promoters providing information was particularly low this could be a possible result of their inability to provide such detail evidence for category b sites so early in the Planning Process.

**5.1.3** The responses received and how they are considered is set out within Appendix D. To further inform the Council's judgment research has been carried out to identify localised average lead in times and build out rates on major sites rates within the borough. Details of this research and findings are set out in sections 5.4 and 5.5 below.

### 5.2 b) Development Management team engagement

**5.2.1** Engagement and site reviews are carried out with the Council's Development Management team. This is particularly important on allocated sites, those with outline planning consent and those with a resolution to grant consent but awaiting completion of a S106 legal agreement with a detailed matters application submitted. This engagement focuses on the time frame for progressing the planning applications and whether the application would go to a planning committee.

### 5.3 c) Physical site surveys

**5.3.1** As part of identifying the number of completed dwellings delivered in the monitoring year and the overall progress sites are making towards delivery, all sites with detailed planning consent have been subjected to a visit by Council officers during March and April 2024. The surveys consists of the following elements:

- number of dwellings completed in the last monitoring year;
- number under construction including assessment of plots at early stage (foundations), middle stage (frames) or late stage (minor work still required);
- number of dwellings not started; and,
- gathering site progress from any on site office.

**5.3.2** This survey work is then the starting point for determining the phasing and delivery rates of sites within the Councils housing land supply.

### 5.4 d) Lead in times

**5.4.1** This refers to the time taken from granting of planning application consent to delivery of the first completion/s on a site. It considers: the determination of an outline or detailed application, the completion of a S106 agreement, the preparation (including, if necessary, the sale to a developer) and determination,

## Section 3: How deliverability has been assessed in Appendices A to D **5**

as appropriate, of any reserved matter applications, together with addressing pre-commencement planning conditions, to the time taken to open up the site (such as access roads, site clearance, removal of brickearth) to achieve the first completions.

**5.4.2** There is some national evidence on lead in times, which include:

- Urban Extensions Assessment of Delivery Rates, Savills October 2014;
- Housing Supply Research, Parsons Brinkerhoff for CPRE 2014;
- An analysis of unimplemented planning permissions for residential dwellings, LGA October 2013;
- Permissions to Land: Busting the myths about house builders and land banking, HBF May 2014; and,
- Start to Finish: How Quickly do Large-Scale Housing Sites Deliver? Lichfields November 2016 (and updated version, 2020).

**5.4.3** National evidence does give us important messages, including that:

- Outline planning permission and the associated S106 Agreement are the biggest consumers of time;
- The larger the site, the greater the overall lead in time, although such sites can be speedier to open up and can more quickly deliver greater numbers of completions; and,
- With affordable housing included an increase in the level of completions can be achieved.

**5.4.4** However, it is also important to acknowledge their limitations, including:

- Comparisons between studies may not be easy due to the type of site examined and/or the period of the development process reviewed;
- Viewing each stage of the process as discrete, when some stages can overlap leading to shorter lead in times; and,
- The use of average timescales that can mask considerably quicker and slower delivery times, e.g. the Lichfields work indicated that the average lead in time for sites up to 999 units was 4.5 years with a maximum time of 17 years. Variances like this distort the results as a considerable number of sites with lead in times lower than 4.5 years would have been required to offset those closer to 17 years.

**5.4.5** Outside national evidence, in an appeal decision at Wokingham (APP/X0360/A/2209286), the Inspector (paragraphs 61- 62) accepted evidence that medium to large sites take on average between 18 months and 2 years to achieve first sale (from the date of outline or full planning permission). A further appeal (APP/V0510/A/14/2224671) in East Cambridgeshire also supported an 18 month timescale.

**5.4.6** Alongside the analysis of sites in the Lichfields work referred to above, in recognition of the limitations affecting the use of average data, page 21 of their work states: “However, these rules of thumb are not definitive. It is clear from our analysis that some sites start and deliver more quickly than this average, whilst others have delivered much more slowly. Every site is different.”

**5.4.7 Analysis of Local lead in times**

**5.4.8** A Borough wide review of lead in times has been under taken since 2022. The review looked at the period of time from the decision date of granting planning permissions for major housing sites (10 or more dwellings) to the mid point of the first monitoring year with the a recorded dwellings. Table 5.4.1 below sets out the local average lead in times for the 9 year period 2015/16 to 2023/24. From the data collated it can be determined that on average a full planning consent can take 2 and half years to deliver first completions dwellings whilst an outline consent can take nearly 4 and a half years.

**5 Section 3: How deliverability has been assessed in Appendices A to D**

Year	Full planning	Outline planning
<b>Average</b>	<b>2.6</b>	<b>4.4</b>
<b>2023/24</b>	4.4	7.5
<b>2022/23</b>	2.1	5.2
<b>2021/22</b>	2.6	4.1
<b>2020/21</b>	2.9	4.6
<b>2019/20</b>	4.5	4.6
<b>2018/19</b>	2.5	No data
<b>2017/18</b>	1.3	3.9
<b>2016/17</b>	2.3	2.3
<b>2015/16</b>	0.9	3.1

Table 5.4.1 Local lead in times

**5.4.9** In conclusion, whilst it is important to note the national and local pictures on lead in times, recognition as to their limitations is also essential as a caution against slavish use of average timings. As a result, these national and local pictures inform the starting point for an assessment that has, where possible, been supplemented with more detailed consideration of the site specific issues including planning progress, on site construction and feedback from the site promoters.

**5.5 e) Build out rates**

**5.5.1** Actual build out rates are affected by such matters as type of developer, economic conditions, the number of developers and sales within the local area. In determining build-out rates for phasing of the sites contained in appendices A and B, the council has considered several factors including various national studies and research such as those listed above.

**5.5.2** The Litchfield report 'Start to Finish' (2nd edition) February 2020 indicated that on sites of between 500-999 units, an average of around 68 units per annum is achieved, whilst on sites up to 1,499 units, just over 100 units per annum is achieved.

**5.5.3** Flatted development can also lead to increased levels of completions and their presence could represent strong grounds for high levels of completions in a single year, particularly where there is a large block of new build properties.

**5.5.4** National Research also indicates that the presence of Registered Social Landlords (RSL) can increase delivery levels and this is further evidenced by recent completions of such sites within the borough for larger sites.

**5.5.5 Local build out rates**

**5.5.6** A Borough wide review of the average build out rates by site size has also been under taken from analysis of the Councils recorded completions. Table 5.5.1 below shows the result of the review and sets out the what the average local build out rates have been for the 9 year period 2015/16 to 2023/24.



## Section 3: How deliverability has been assessed in Appendices A to D 5

Site size (dwellings)	0-4	5-9	10-24	25-49	50-99	100-249	250-499
<b>Average</b>	<b>2</b>	<b>6</b>	<b>9</b>	<b>16</b>	<b>27</b>	<b>44</b>	<b>82</b>
<b>2023/24</b>	2	7	3	13	28	36	165
<b>2022/23</b>	2	6	11	21	11	48	76
<b>2021/22</b>	2	6	4	7	42	46	102
<b>2020/21</b>	2	5	14	10	41	37	72
<b>2019/20</b>	2	6	7	14	25	39	61
<b>2018/19</b>	1	4	12	37	11	46	20
<b>2017/18</b>	2	6	11	15	8	38	151
<b>2016/17</b>	1	5	8	13	47	52	88
<b>2015/16</b>	1	6	12	16	29	52	6

Table 5.5.1 Local build out rates

### 5.6 f) Extant planning permissions

**5.6.1** The Glossary to the NPPF notes that: “Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

**5.6.2** In the case of major sites with detailed planning consent the Council has not automatically assumed implementation of full schemes within the 5 year housing land supply. However, unless evidence is available to the contrary, such sites will be deliverable and at least capable of being commenced to first completions within the 5 years. Clearly, any site under construction can be given a greater degree of reliance in terms of its deliverability within 5 years.

**5.6.3** The same approach has been applied to the sites with detailed planning consent agreed but awaiting completion of a legal S106 agreement with the caveat that a 1 year time allowance has been applied to the sites phasing assumptions.

**5.6.4** Major sites with outline planning consent have been subjected to rigorous evidence gathering to determine whether they are deliverable within the 5 year housing land supply. This process has been considerate of the the NPPF Annex 2 category b sites criteria and accompanying PPG. Evidence gathering has consisted of:

- Progress towards detailed planning consent, including feedback from the Councils Development Management team;
- Site promoter engagement and evidence gathering;
- Review of site specific constraints; and,
- Infrastructure funding and delivery.

## 5 Section 3: How deliverability has been assessed in Appendices A to D

**5.6.5** All evidence gathered and supporting information to demonstrate deliverability of sites with outline planning consent has reviewed against national and local lead evidence to benchmark potential cases of over optimism or pessimism.

### 5.7 g) Local Plan Bearing Fruits 2017 site allocations

**5.7.1** For Local Plan allocations components of deliverability can be determined to provide a basis for the phasing of such allocations. In most cases, the components of those site's deliverability have already been assessed on several occasions by the Council's Strategic Housing Land Availability Assessment and through the Local Plan Bearing Fruits examination process. Then judgements in respect of deliverability on Local Plan allocations can be made in terms of focusing upon whether such an allocation can has been evidenced to receive planning permission to enable housing to be completed within the immediate five years period.

### 5.8 h) Swale related deliverability issues and other matters

**5.8.1** The Council has also considered a number of Swale related and other matters that have been factored into its assumptions about lead in times and achievability issues generally.

#### Masterplan/development briefs

**5.8.2** In a limited number of cases, masterplans/development briefs are required by local plan policy, but there is no requirement to adopt these as SPD; rather they can proceed in tandem with planning applications, limiting potential planning delays.

#### Mineral safeguarding

**5.8.3** The adopted Kent Minerals and Waste Local Plan and early partial review (KMWLP) 2020 requires the prior extraction of minerals from sites. This affects the area covered by a safeguarding policy for brickearth for sites in Swale. If, for genuine planning reasons, it would not be practical to extract the resource, there is an exemption from the safeguarding policy. Policy DM7 (criterion 7) of KMWLP 2020 also provides an exemption of the requirement on sites allocated by an adopted Local Plan, where criteria 1-6 have been applied to those sites and it has been concluded that mineral resources will not needlessly be sterilised.

**5.8.4** The Council will however duly consider the development against the material planning considerations, including a consultation response from KCC. This may require the Council to explore with the developer the means to which extraction of mineral reserves can take place.

**5.8.5** The Kent policy has been in place for some while (although recently updated) and developers will be aware that they need to undertake the necessary assessment at an early stage, much in the same way as the other studies necessary for planning applications. The degree to which removal of brickearth itself, if required, impacts upon lead in times will vary, although it is acknowledged that it can increase lead in times, particularly on smaller sites and because there are only limited periods of the year that brickearth can be removed. However, if properly planned for, the requirement should not protract development timescales to the point that sites will not be able to contribute to the 5 year housing land supply. Approaches to limiting timing impacts could include removal of the resource between the approval of outline planning permission and the approval of reserved matters, removal as part of site preparation, or for large sites, its removal in tandem with discrete phases of development.

#### Transport infrastructure

**5.8.6** An important relationship with the delivery of housing allocations is the availability of adequate transport capacity. This is particularly so for allocations to the west of Sittingbourne, given their relationship with junctions on the A249 at Grovehurst, Bobbing, Key Street and, notably J5 with the M2.

## Section 3: How deliverability has been assessed in Appendices A to D 5

**5.8.7** A Statement of Common Ground, agreed by the Council, Kent Highways and Highways England (now National Highways), for the Local Plan Examination in 2016, set out the progress made towards determining the levels of development that could be released and when improvements to the junctions in the A249 corridor are required. Although further work was needed, Highways England were satisfied that the scale of improvements and the likely contributing development had both been identified and that the impacts on the strategic road network could be addressed.

**5.8.8** In terms of the phasing of sites relative to A249 infrastructure improvements, it was fundamental to note that the Statement of Common Ground accepted that it would be necessary for development to proceed ahead of improvements, both so that sites could make contributions to the 5 year housing land supply as appropriate and the funding toward the schemes themselves. Nevertheless, the lead in time for some sites means that their phasing has, in reality, minimised the load on certain junctions ahead of their improvement. This will provide the opportunity to ensure transport plans promoting sustainable modes of meeting transport needs are able to gain traction. Discussions with NH are continuing now in the context of a number of the planning applications (and detailed transport assessments) on Local Plan allocations that have now come forward to the west of Sittingbourne.

**5.8.9** At the Local Plan Examination in 2016, concerns were expressed by the local highway authority (Kent Highways - KH) as to the implications of Local Plan growth for the local highway network, principally the A2 between Teynham and Newington and at the Grovehurst junction. As with National Highways, Kent Highways confirmed that this growth could be accepted in the short to medium terms to ensure that the 5 year housing land supply was maintained, but with the suggestion that an early Local Plan review should take place to deal with the post five year situation. This early review would enable new modelling to be undertaken, alongside the preparation of a new Transport Strategy, which together would determine any further mitigation necessary. This approach was considered and endorsed by the Local Plan Inspector within paragraphs 95 - 106 of the June 2017 Examination report.

**5.8.10** Since the Local Plan Inspector's report, SBC, Kent Highways and National Highways continue to work together to reach agreement on a mix of short and medium term solutions (and their funding), some of which has already been delivered. Kent Highways secured public funding for more major works at Grovehurst and Key Street where a successful bid was made under the Housing and Infrastructure Fund (HIF) amounting to £36M.

**5.8.11** In conclusion, the transport assumptions built into this land supply statement are considered reasonable and include considerations of historic Grampian conditions (related to M2J5) where appropriate.

### Viability

**5.8.12** In the case of Local Plan housing allocations, these were assessed via strategic level assessments undertaken for the Local Plan Examination. Allocations were found to be viable, with adjustments also made to planning policies to create the most favourable viability climate for development.

**5.8.13** In broad terms, Local Plan viability advice showed that development viability was generally poorer on Sheppey, marginal at Sittingbourne and good to very good at Faversham and the rural areas. More site-specific Local Plan viability advice also revealed variations on Sheppey and at Sittingbourne. For example, on Sheppey, outside Sheerness and Queenborough and Rushenden, viability could be achieved on greenfield sites at Minster and Halfway and on sites further to the east, particularly with policy adjustments made. At Sittingbourne, viability advice revealed greenfield sites as generally more viable than brownfield, whilst sites to the south of the town were likely to be more viable than those to the north. Nearby Iwade was also shown to be generally more viable than parts of Sittingbourne.

**5.8.14** How then has viability influenced the assessment of site deliverability? In the case of Local Plan allocations, given the Examination findings, the assumption continues to be made that these sites are viable. In the case of sites with planning permission, the assumption is that development should be viable

## 5 Section 3: How deliverability has been assessed in Appendices A to D

as a result of the negotiations undertaken as part of the application process and as a result of the adopted Local Plan policy wordings intended to support the viability of development. However, where there is more site based intelligence, this has also been considered.

### Decision making timescales

**5.8.15** Increasingly, the Council is using Planning Performance Agreements for the processing of major planning applications. As Local Plan allocations move into the planning application phase, this will help support speedier decision making.

**5.8.16** The timescales for the completion of complex S106 agreements can be a significant determinant of lead in times. However, there can be significant variances; for example, a S106 Agreement for some 300 dwellings took a year to resolve at Perry Court Farm, Faversham, whilst at the same time a similar sized scheme at Rushenden Road, Queenborough, took around a month. The Council has put in place a Planning/Legal S106 Agreement Protocol that will set out the expectations for delivery by both planners and legal professionals. This should, over time, shorten the overall planning process.

**5.8.17** Nationally, the number of pre-commencement conditions is cited as a significant delaying factor on lead in times. Clearly, such conditions will normally be important to ensuring the acceptability of development and its detail, however, the Council minimises their use as far as possible and will be reviewing if and how they may be further rationalised. In phasing sites, the Council considers the number of such conditions for a site have been signed-off.

### 5.9 i) Overall conclusions on how deliverability has been assessed

**5.9.1** The 'every site is different' approach has been central to the Council's consideration of all components affecting the deliverability of sites. An approach has been taken in identifying and evidencing of sites that contribute to the Councils 5 year housing land supply calculation. Including progress of planning consents, feedback and evidence from site promoters and challenged as appropriate, alongside reviews of national and local evidence, has produced a robust and cautious analysis that can thus be viewed as giving greater confidence in the land supply position.

### Phasing and deliverability methodology

**5.9.2** To provide clarity to the Councils approach to phasing sites and to benchmark feedback from site promoters on delivery rates the following phasing methodology has been produced as summarised in Figure 5.9.1. As discussed above, the methodology has been informed by national studies and local evidence into lead in times, discussions with the house building industry and the approach is compliant with national planning policy and guidance. In terms of the anticipated build out rates of sites the Councils approach has been to use the 9 year average by site size as set out above unless there is evidence and feedback from site promoters that would determine an alternative rate.

**5.9.3** Appendix A and B sets out the phasing and delivery rate assumptions for the sites that contribute towards the Councils 5 year housing land supply. For each site a brief summary is provided setting out the approach taken this includes where the phasing methodology has been used or alternatives as informed by evidence gathering. Further detail on the sites phasing methodology has been provided below.

#### Minor sites (1-9 dwellings)

**5.9.4** Minor sites have been considered deliverable within the first 5 years unless evidence has been identify to the contrary. As a result the following approach has been taken to phasing of minor sites.

- A minor site under construction is considered to delivery completions in year 1;
- A minor site with detailed planning consent on greenfield that has not started is considered to deliver completions in year 2 allowing 1 year for ground clearance and construction;



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- A minor site with detailed planning consent on brownfield that has not started construction is considered to deliver completions in year 3 allowing 1 year for the more complex nature of ground clearance than greenfield and 1 year for construction;
- A minor site with outline planning consent is considered to deliver completions in year 4 allowing 1 years for reserved matters consent, 1 year for site clearance and 1 year for construction.
- A minor site that is a Local Plan allocation with clear evidence of deliverability within first 5 years is considered to delivery completions in year 5 allowing 3 years to gain planning consent, 1 year for site clearance and construction; and,
- A minor site that is a Local Plan allocation that does not have clear evidence of deliverability within the first 5 years is considered to delivery completions from year 6 onwards.

### **Major sites (10 or more dwellings)**

**5.9.5** As set out above major sites with detailed planning consent are considered deliverable unless there is evidence is available to the contrary. Where as major sites with outline planning consent or an allocation in the Local Plan have been subjected to rigorous evidence gathering to determine whether they have clear evidence of deliverability within the first 5 years of the Councils housing land supply. As a result the following phasing approach for major sites has been taken.

- A major site under construction is considered to delivery completions in year 1;
- A major site with detailed planning consent that has not started is considered to deliver completions in year 2 allowing 1 year for ground clearance and construction;
- A major site with a resolution to grant detailed planning consent is considered to deliver completions in year 3 allowing 1 year to resolve the S106 agreement and 1 year for ground clearance and construction;
- A major site with outline planning consent and strong evidence of deliverability has been identified is considered to deliver completions in year 3 allowing 1 year to determine reserved matters and 1 year for ground clearance and construction;
- A major site with outline planning consent and clear evidence of deliverability is considered to deliver completions in year 4 allowing 2 years for reserved matters planning consent, 1 year for site clearance and 1 year for construction.
- A major site with outline planning that does not have clear evidence of deliverability within the first 5 years is considered to delivery completions from year 6 onwards.
- A major site that is a Local Plan allocation with clear evidence of deliverability within first 5 years is considered to delivery completions in year 5 allowing 3 years to gain planning consent, 1 year for site clearance and construction; and,
- A major site that is a Local Plan allocation that does not have clear evidence of deliverability within the first 5 years is considered to delivery completions from year 6 onwards.

**5 Section 3: How deliverability has been assessed in Appendices A to D**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Minor sites (1-9 dwellings)</b>										
Under construction										
Greenfield site										
Brownfield site										
Outline permission										
Local Plan allocation with clear deliverability evidence										
Local Plan allocation - no evidence of deliverability										
<b>Major sites (10 or more dwellings)</b>										
Under construction										
Full Planning/Reserved matters permitted										
Full Planning resolution to grant awaiting S106 completion										
Outline planning permitted with strong deliverability evidence										
Outline planning permitted with clear deliverability evidence										
Outline planning permitted - no evidence of deliverability										
Local Plan allocation with clear deliverability evidence										
Local Plan allocation - no evidence of deliverability										

Figure 5.9.1 Phasing diagram

## Section 4: Swale 5 year housing land supply calculation 6

### 6 Section 4: Swale 5 year housing land supply calculation

**6.0.1** The table below sets out the Council's 5 year housing land supply calculation under the NPPF December 2023 and what it would be under the proposed changes to the NPPF set out in July 2024. For the December 2023 calculation with no buffer applied the Council has 4.21 years of deliverable dwellings on sites within the 5 year period, an under supply of 817 dwellings. If the proposed changes to the NPPF are carried through then the Councils would be required to apply a 5% buffer to the calculation and use the new Standard Method for the Local Housing Need resulting in 3.93 years of deliverable dwellings on sites within the 5 year period, an under supply of 1,187 dwellings (Table 6.0.1).

	NPPF December 2023	NPPF proposed changes
<b>5 year housing requirement</b>		
a. Annual Local Housing Need Target (Government standard method)	1,040	1,061
b. Five year housing land supply (Local Housing Need x 5 years)	5,200	5,305
c. Plus the required buffer of 5% requirement (NPPF proposed changes)	0	265
<b>d. Total 5 year housing requirement</b>	<b>5,200</b>	<b>5,570</b>
<b>Housing land supply 01/04/24 to 31/03/29</b>		
e. Extant planning permissions (Appendix A)	3,835	3,835
f. Local Plan Allocations (Appendix B)	0	0
g. Windfalls (Appendix C)	548	548
<b>h. Total Supply (e+f+g)</b>	<b>4,383</b>	<b>4,383</b>
<b>5 year housing land supply position</b>		
<b>i. Total five year housing land supply (h/d x5)</b>	<b>4.21 years</b>	<b>3.93 years</b>
j. Shortfall in dwellings (h-d)	<b>-817</b>	<b>-1,187</b>

Table 6.0.1 5 years Housing Land Supply Calculation

### 6.1 Summary on the Swale five year supply position

**6.1.1** At present the Council can not demonstrate a 5 year housing land supply under the NPPF December 2023 approach and under the proposed changes to the NPPF July 2024 consultation. Whilst there is over 7,000 dwellings in the Councils housing land supply only 50% has been assessed as deliverable within the first 5 years period. This can be attributed to slow sale of sites with outline planning consent to developers and poor survey returns and lack of deliverability evidence in returns from the site promoters of outline permitted sites.

### 6.2 Next steps

- The Council will continue to monitor the supply and completion of housing sites within the Borough to provide timely annual updates.

## 6 Section 4: Swale 5 year housing land supply calculation

- The Council will review its local evidence including lead in times, build out rates and site promoter surveys that inform the Councils 5 year housing land supply methodology so that it continues to be robust and up to date.
- Future 5 year housing land supply position statements will be mindful of, and review any emerging developments or changes in national and local planning policy.
- Officers have been under taking training with Council members including those on the Planning committee regarding the Councils 5 year housing land supply methodology, housing delivery test requirements and current supply position.
- The Council is also in the process updating its Local Development Scheme regarding it Local Plan Review to reflect the proposed changes to the NPPF to ensure a new Local Plan will be delivered in a timely manner.



# Appendix A: Extant planning permissions

## Appendix A: Extant planning permissions

Application Ref	Address	Proposal	Postcode	AppType	Site size	Status2	Greenfield	Allocation	Original	Totals24	Losses24	Not Started24	Under Construction 24	Complete 24	Total to phase	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	5 years total	Units phased beyond 5 years	Overall Summary		
0110623	Lydbrook Close	Res Mats for residential re-development of site (49 dwellings)	ME10 1NW	RM	L	UC	N	Y	49	42	0	0	42	0	42	42						42		Site observed as nearly complete	
051197	Boundary Close	17 Dwellings (now 16 dwellings)	ME12 3RG	FL	L	UC	Y	N	18	4	0	1	3	0	4	4						4		Site phasing and delivery established by the Councils methodology	
061448	Conyer Brickworks	24 dwellings	ME99HL	API/FL	L	NS	N	N	24	24	0	24	0	0	24							24		Site promoter agreed with Councils approach to phasing and delivery	
1410334	Adj 105 Marine Parade	Dem of garages and erect 5 houses (built) & 9 flats (remaining)	ME12 2BE	FL	L	UC	N	N	14	9	0	0	9	0	9	9						9		Site phasing and delivery established by the Councils methodology	
15501089	Moons of Selling, Grove Road	Dem of comm buildings/ erect 5 new dwellings	ME13 9RR	FL	L	UC	N	N	5	5	0	0	3	2	3	3						3		Site phasing and delivery established by the Councils methodology	
161505788	Barton Court, New Road	Alt & Extend to provide 70 bedrooms	ME12 3PX	FL	L	UC	N	N	39	14	0	0	14	0	14	14						14		Site phasing and delivery established by the Councils methodology	
161507181	31 London Road	Conv Doc Surgery to 5 flats & 5 new to rear	ME10 1NQ	FL	L	UC	N	N	10	10	0	0	10	0	10	9	1					10		Site phasing and delivery established by the Councils methodology	
1311455	Parcels D,E,F&G, Thistle Hill	superseded by 22503935 below		OL	L	NS	Y	Y	0	0	0	0	0	0	0									Site phasing and delivery established by the Councils methodology	
141501588	Land at Stones Farm, The Street	OL for 550-600 houses	ME9 9AD	OL	L	NS	Y	Y	600	20	0	20	0	0	20							20		Site phasing and delivery established by the Councils methodology	
181500437	Cadet Centre ATC, Granville Place	Demolition of hall, new 3 storey build of 5 x 2 bed maisonettes	ME12 1QR	FL	L		N	N	5	5	0	0	5	0	5		5					5		Site phasing and delivery established by the Councils methodology	
181503506	Land West of Crown Quay Lane	Non-Mat Amendment of layout to 16507877 for 383 dwells	ME10 3JH	FL	L	UC	N	Y	251	8	0	0	8	0	8	8						8		Site phasing and delivery established by the Councils methodology	
181504222	Cookham Shaw, Maidstone Road	Var of cond of 11/1493 to allow 5 static & 1 touring caravans	ME9 7QA	VC	L	UC	Y	N	5	1	0	0	1	0	1	1						1		Site phasing and delivery established by the Councils methodology	
171506010	Southlands, Rook Lane (care home)	74 Suite (replacement) Care Home	ME9 8DZ	FL	L	UC	N	N	41	41	0	0	41	0	41	16	16	9				41		Site phasing and delivery established by the Councils methodology	
191501160	Coleshall Farm, Ferry, Road (care home)	Res Mats for 60 bed care home	ME9 8QY	RM	L	UC	Y	Y	33	33	0	0	33	0	33	16	16	1				33		Site phasing and delivery established by the Councils methodology	
191500303	Seaview Holiday Camp, Warden Bay Road	erect 7 residential cranes to replace Nos. 13,14,31,32,33,34 & 77 = (COMPLETE) (M1-12	ME12 4NB	FL	L	NS	N	N	7	2	0	0	2	0	2	2	2					2		Site phasing and delivery established by the Councils methodology	
181503135	Land west of Barton Hill Drive	OL, Dev of up to 700 dwellings	ME12 3LZ	AP	L	NS	Y	Y	700	700	0	700	0	0	700						25	50	75	625	Site promoter provided the following phasing and delivery Year 4 - 25 dwellings Year 5 - 50 dwellings Year 6 - 100 dwellings Year 7 - 100 dwellings Year 8 - 100 dwellings Year 9 - 100 dwellings Year 10 - 100 dwellings  We anticipate that thereafter 100 dwellings will continue to be delivered in 2034/35, with the outstanding 25 dwellings being delivered in 2035/36.  23/500161 (REM) Application for the approval of Reserved Matters for Phase 1A (Appearance, Landscape, Layout and Scale) - pending decision
181505151	Land at Stones Farm, The Street	Res Mats for 310 dwellings (and commercial facilities)	ME9 9AD	RM	L	UC	y	Y	310	167	0	2	0	165	2	2						2		Site phasing and delivery established by the Councils methodology	
181506417	Land at Southsea Avenue	72 dwellings	ME12 2NF	FL	L	UC	y	n	72	39	0	0	36	3	36		10	10	10	6		36		Site phasing and delivery in line with site promoter statement	
201501183	Land at Otterham Quay Lane	COU of land to 36 mobile homes for people over 55	ME8 7UX	FL	L	UC	n	n	36	34	0	0	29	5	29	16	13					29		Site phasing and delivery established by the Councils methodology	

# Appendix A: Extant planning permissions

Application Ref	Address	Proposal	Postcode	AppType	Site size	Status3	Greenfield	Allocation	Original	Total24	Losses24	Not Started 24	Under Construction 24	Complete 24	Total to phase	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	5 years total	Units phased beyond 5 years	Overall Summary	
19/505038	The Lion, 2 Church Street, Milton Regis	OIL to dem pub and erect 15 flats	ME10 2JY	OL	L	NS	n	n	15	15	0	0	15	0	15							15	Site phasing and delivery established by the Councils methodology	
19/501921	Land at Belgrave Road, Halfway	153 dwellings	ME12 3EE	FL	L	UC	y	y	153	55	0	0	5	50	5	5						5	Site phasing and delivery established by the Councils methodology	
17/505711a	Land south west Sittingbourne/Wises Lane	Hybrid app for OIL 595 dwellings (plus commercial units)		AP	L	NS	Y	Y	595	366	0	366	0	0	366					82	82	304	22/504822/REM Access, Appearance, Landscaping, Layout and Scale for the erection of a substation, Gas Governor, associated access and works – permitted 23/505420/REM   Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale sought) for creation of the eastern spine road (Phase 2B) - permitted 23/500263/REM   Sittingbourne Rugby Club and Community Hub including 2x RFU compliant rugby pitches - pending decision 24/500566/REM   Approval of reserved matters (Access, Appearance, Landscaping, Layout, and Scale sought) for levels and earthworks changes for Phase 2F and the Primary School Lane - pending decision Site phasing and delivery established by the Councils methodology	
17/505711b	Land south west Sittingbourne/Wises Lane	Hybrid app for Full pp 80 dwellings (plus commercial units)		AP/FL	L	UC	Y	Y	80	80	0	11	34	35	45	27	18					45	Site phasing and delivery established by the Councils methodology	
21/501691	25-29 Station Street	PN for COU of offices to 6 resid units (1F and 2nd Floor)	ME10 3DU	PN	L	NS	N	n	6	6	0	6	0	0	6		6					6	Site phasing and delivery established by the Councils methodology	
19/504831	Land at Scodes Farm, Scodes Road	11 dwellings	ME12 3RU	FL	L	UC	Y	n	11	11	0	0	11	0	11	10	1					11	Site promoter stated the entire development will be finished by end of March 2025	
16/507689	Land bwn Frogan Lane and Lower Road	OIL PP for 300 dwellings and B1(a), B1(b), B1(c) and sports ground	ME9 9TU	OL	L	NS	Y	Y	300	300	0	300	0	0	300			82	82	82		246	54	23/505541/REM   Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale sought) for erection of 298no. dwellings, a sports ground including pavilion, changing rooms and car park, open space including allotments and community orchard, and associated new infrastructure including access, parking and landscaping - Pending Site phasing and delivery established by the Councils methodology
18/502372	Land at Great Grovehurst Farm, Grovehurst Road	OIL pp for 115 dwellings	ME9 8RB	OL	I	NS	Y	Y	115	115	0	115	0	0	115			44	44	27		115	23/505226/REM   Approval of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 115no. dwellings - permitted Site promoter agreed with Councils approach to phasing and delivery Site phasing and delivery established by the Councils methodology	
21/503249	R/O 142-146 The Street	PN for COU of 2 agri builds to 5 x dwellings	ME13 9AP	pn	I	NS	y	n	5	5	0	5	0	0	5		5					5	Site phasing and delivery established by the Councils methodology	
19/501845	2 Bramblefield Lane	OIL for dem of ex house and erect 23 dwellings behind	ME10 2SU	OL	I	NS	Y	N	23	23	0	23	0	0	23							23	Site phasing and delivery established by the Councils methodology	
19/506047	Land north of Plover Road	Res Mats for erection of 95 dwellings	ME12 3BT	RM	L	NS	Y	Y	95	95	0	95	0	0	95		27	27	27	14		95	Site promoter agreed with Councils approach to phasing and delivery	
18/502190	Land north of Quinton Road	**PENDING SECTION 106** Up to 1200 dwellings - Hybrid app	ME10 2SX	OL/FL	MAJ	NS	Y	Y	1200	1200	0	1200	0	0	1200			82	82	82	82	328	872	Site promoter agreed with Councils approach to phasing and delivery * Site phasing and delivery established by the Councils methodology *Resolution to grant, awaiting completion 5106 agreement *Detailed planning Phase 1 81 dwellings, Phase 2 257 dwellings *Outline consent planning for 857 dwellings Site phasing and delivery established by the Councils methodology

Application Ref	Address	Proposal	Postcode	AppType	Site size	Status3	Greenfield	Allocation	Original	Total24	Losses24	Not Started 24	Under Construction 24	Complete 24	Total to phase	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	5 years total	Units phased beyond 5 years	Overall Summary	
20/503665/FULL	86-100 West Street Sittingbourne Kent ME10 1AS	Demolition of existing car/motorbike sales and repair workshop and erection of a building consisting of 20no residential flats and 1no. retail unit with associated access and parking.		FL					20	20		20	0	0	20		9	9	2			20		Site promoter has stated the project plan is going to be – Year 1 – clear reserved matters ( conditions) including required surveys and reports Year 2 – Target construction phase Year 3 – Target completion ( all units to be completed simultaneously) Site phasing and delivery established by the Councils methodology
21/501565	2 Park Road (and Part 11 West Street)	Demolition or reuse, or erection of extension to No.11 and new building, COU of 2 Park Rd. All other details as per application.	ME10 1DR	FL	L	NS	N	N	8	8	0	8	0	0	8		6	2				8		Site phasing and delivery established by the Councils methodology
21/504693	Land at Swale Way, Great East Hall	Res Mats for 8 dwellings	ME10 3TF	RM	L	NS	y	n	8	8	0	4	4	0	8		6	2				8		Site phasing and delivery established by the Councils methodology
19/501693	R/O 45-65 High Street	Erect 32 apartments	ME104BJ	fl	I	NS	n	n	32	32	0	32	0	0	32		16	16				32		Site phasing and delivery established by the Councils methodology
21/503580	St Christophers, Kingsdown Road	PN for COU of Agri builds to 5no dwells	ME9 0JW	pn	I	NS	y	n	5	5	0	3	2	0	5		5					5		Site phasing and delivery established by the Councils methodology
21/505139	The Wheatstead, 90 East Street	Part dem public house, erect extension to form 7 new flats	ME10 4RT	fl	L	NS	n	n	7	7	0	7	0	0	7		6	1				7		Site phasing and delivery established by the Councils methodology
21/502287	Adj Quinton Farmhouse, Quinton Road	155 dwellings (amended layout to 18/500257).	ME10 2DD	FL	L	UC	y	y	155	65	0	13	23	29	36	36						36		Site phasing and delivery established by the Councils methodology
19/503120	Parcel G, Land at Harps Farm	Res Mats for 171 dwellings		RM	I	UC	y	y	171	171	0	97	34	40	131	44	44	43				131		Site phasing and delivery established by the Councils methodology
21/506242	Bank House, Broadway	PN for COU from commercial to 10 flats	ME12 1TW	PN	L	NS	n	n	10	10	0	10	0	0	10		9	1				10		Site phasing and delivery established by the Councils methodology
21/504486	95a-b High Street, Milton Regis	Conversion of grnd & 1st flr to form 5 dwellings	ME10 2AR	fl	I	NS	n	n	5	5	0	0	5	0	5		5					5		Site phasing and delivery established by the Councils methodology
21/501908	The Slips, Scodes Road	Res Mats for 62 dwellings	ME12 3SN	RM	I	UC	y	Y	62	62	0	31	11	20	42	27	15					42		Site phasing and delivery established by the Councils methodology
20/501208	240-248 High Street	OIL for dem of service station/restaurant and erect 22 dwellings	ME12 1UP	OL	I	NS	n	n	22	22	0	22	0	0	22							22		Site phasing and delivery established by the Councils methodology
21/501740	Land at Hill Farm, Bobbing Hill	Erection of nurse accommodation (commercial) and 30 Residential Dwellings	ME9 8NY	FL	L	UC	Y	N	30	29	0	0	3	26	3	3						3		Site phasing and delivery established by the Councils methodology
20/505156	Former Adult Ed Centre, College Road	Conv building into 18 apartments + erect 4 resid units	ME10 1LF	fl	I	NS	n	n	22	22	0	22	0	0	22		9	9	4			22		Site phasing and delivery established by the Councils methodology
21/505769	Land to south of Cheques Road	7 dwellings	ME12 3SH	FL	L	NS	y	n	7	7	0	7	0	0	7		6	1				7		Site phasing and delivery established by the Councils methodology
22/500941	Bank House, Broadway	Construction of an additional storey to existing building to provide 9 resid units	ME12 1TW	FL	I	NS	n	n	9	9	0	9	0	0	9		6	3				9		Site phasing and delivery established by the Councils methodology
20/503325	Land east of Crown Quay Lane	107 Dwellings	ME10 3ST	fl	I	NS	N	Y	107	107	0	107	0	0	107		44	44	19			107		Site phasing and delivery established by the Councils methodology
21/502357	Phase 2b Faversham Lakes, Ham Road	Res Mats for layout of 111 dwellings	ME13 7TS	RM	I	UC	Y	Y	111	111	0	35	26	50	61	35	26					61		Site promoter provided the following phasing and delivery rates 2024/2025 – anticipated – 35 Private & 8 HA (43 Units) 2025/2026 – anticipated – 35 private Units
19/501332	Land at Pond Farm, Grovehurst Road	69 dwellings	ME9 8RD	FL	L	UC	Y	Y	69	69	0	0	37	32	37	27	10					37		Site phasing and delivery established by the Councils methodology
21/503749	Land end of Bartlets Close, Halfway	Res Mats for 17 dwellings	ME12 3EG	RM	L	NS	Y	n	17	17	0	17	0	0	17		9	8				17		Site promoter agreed with Councils approach to phasing and delivery

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Application Ref	Address	Proposal	Postcode	AppType	Site size	Status23	Greenfield	Allocation	Original	Total24	Losses24	Not Started 24	Under Construction 24	Complete 24	Total to phase	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	5 years total	Units phased beyond 5 years	Overall Summary
21/502038	North Phase, Crown Quay Lane	95 dwellings (18 flats & 77 houses)	ME10 3JH	FL	L	UC	N	Y	95	89	0	29	12	48	41	27	14				41		Site phasing and delivery established by the Councils methodology
19/503974	Land East of Iwade	Hybrid app - OIL for 466 dwells	ME9 8ST	OL	L	NS	Y	Y	466	466	0	466	0	0	466			12	78	48	138	328	Site promoter provided the following phasing and delivery rates Year 1 Year 2 Year 3 12 dwellings Year 4 78 dwellings Year 5 48 dwellings Year 6 45 dwellings Year 7 48 dwellings Year 8 48 dwellings Year 9 48 dwellings Year 10 48 dwellings  24/502881/REM   Approval of reserved matters (Appearance, Landscaping, Layout and Scale sought) for sites E1 and E2 for residential development comprising 455no. dwellings and erection of a community hall, together with associated access, landscaping, drainage, infrastructure and earthworks - Pending decision  Site phasing and delivery established by the Councils methodology
20/506107	Read's Orchard, Parsonage Chase	9 dwellings	ME12 3JX	API/FL	L	NS	Y	Y	9	9	0	9	0	0	9				6	3	9		Site phasing and delivery established by the Councils methodology
21/505544	Hillyfield, Hearts Delight	Dem of 1 bung and erect 6 dwellings	ME9 8HX	FL	L	NS	Y	N	6	6	0	6	0	0	6		6				6		Site phasing and delivery established by the Councils methodology
21/500204	Old House at Home, 158-162 High Street	Dem of pub and erect mixed use build inc 8 flats	ME12 1UQ	FL	I	NS	N	N	8	8	0	8	0	0	8		6	2			8		Site phasing and delivery established by the Councils methodology
21/503221	25-29 Station Street	9 Dwellings	ME10 3DU	API/FL	L	NS	N	N	9	9	0	9	0	0	9				6	3	9		Site phasing and delivery established by the Councils methodology
22/502256	Land off Imperial Drive	6 dwellings	ME12 4SE	FL	L	NS	Y	n	6	6	0	4	2	0	6		6				6		Site phasing and delivery established by the Councils methodology
21/505274	161 London Road	OIL for 7 dwellings	ME10 1PA	OL	L	NS	N	N	7	7	0	7	0	0	7				6	1	7		Site phasing and delivery established by the Councils methodology
20/505921	Land at Highfield Road	OIL for 16 dwellings		OL	L	NS	Y	N	16	16	0	16	0	0	16						16		Site phasing and delivery established by the Councils methodology
21/502545	Railway Depot, Station Road	32 dwellings & 246 sq m of commercial space	ME13 8GE	FL	L	NS	Y	N	32	32	0	32	0	0	32		17	15			32		Site phasing and delivery established by the Councils methodology
22/503724	Land at Stones Farm, Phase 2 The Street	Res Mats for mixed use dev for 270 dwells	ME9 9AD	RM	L	NS	y	Y	270	270	0	198	72	0	270		82	82	82	24	270		Site phasing and delivery established by the Councils methodology
21/500766	Land at Preston Fields (South) Salters Lane	OIL for upto 70 dwellings	ME13 8YD	OL	L	NS	Y	Y	70	70	0	70	0	0	70						70		Site phasing and delivery established by the Councils methodology
21/501839	Land off Otterham Quay Lane	OIL pp for up to 74 dwellings		sp	I	NS	y	n	74	74	0	74	0	0	74			27	27	20	74		24/503340/REM   Approval of reserved matters (Appearance, Landscaping, Layout and Scale) for the erection of 74no. dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point - Pending decision  Site phasing and delivery established by the Councils methodology
23/500227	Little Callum Farm, Bassar Hill	Res Mats for 9 dwellings	ME9 7TY	RM	L	NS	n	n	9	9	0	0	9	0	9		6	3			9		Site phasing and delivery established by the Councils methodology
21/505498	Land off Swanstree Avenue	OIL for up to 135 Dwellings		AP	L		Y	N	135	135	0	135	0	0	135						135		Site promoter agreed with Councils approach to phasing and delivery

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22/503070	59-61 High Street	Conv offices to co-living scheme of 17 residential units with retention of retail/comms use	ME10 4AW	fl	I		n	n	17	17	0	17	0	0	17		9	8			17		Site phasing and delivery established by the Councils methodology
22/501636	1-3 Hope Street	Erect building comprising (G/F Shop) with 6 flats above	ME12 1NT	fl	I		n	n	6	6	0	6	0	0	6		6				6		Site phasing and delivery established by the Councils methodology
23/500857a	Land at Lady Dane Farm, Love Lane	HYBRID: Full - 84 dwellings & 3 commercial units	ME13 8YN	FL	I		Y	Y	84	84	0	84	0	0	84		27	27	27	3	84		Site phasing and delivery established by the Councils methodology
23/500857b	Land at Lady Dane Farm, Love Lane	Hybrid: OIL - 70 dwellings, a care home & a day nursery	ME13 8YN	OL	I		Y	Y	70	70	0	70	0	0	70			27	27	16	70		23/504754/REM   Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale being sought) for Phase Landscape 1 23/504925/SUB   Submission of details to discharge condition 18 (Construction Management Plan) and 43 (Construction Method Statement) permitted 23/505359/SUB   Submission of details to discharge condition 10 - Water Consumption, Permitted 23/505626/SUB   Submission of details to discharge condition 14 - Crime Prevention Statement Permitted 24/502004/SUB   Submission of details to discharge conditions 34 Drainage Scheme and 36 - Surface Water Management - Pending 24/502001/SUB   Submission of details to discharge condition 12 - Engineering Layout Pending  Site phasing and delivery established by the Councils methodology
23/500857c	Land at Lady Dane Farm, Love Lane	Care home element 67 bed home							37	37		37	0	0	37			16	16	5	37		Site phasing and delivery established by the Councils methodology
22/505735	Manor Farm, Key Street	Res Mats for 50 Houses	ME10 1YU	RM	L		Y	y	50	50	0	49	1	0	50		27	23			50		Site phasing and delivery established by the Councils methodology
23/500134	Halfway Egg Farm, Featherbed Lane	Res Mats for erection of 19 dwells	ME9 8RA	RM	L		y	n	19	19	0	0	16	3	16		9	7			16		Site phasing and delivery established by the Councils methodology
23/502248	41-43 High Street	PN for CDU from commercial (E) to 5 dwellings	ME12 1NX	PNMA	L		N	n	5	5	0	5	0	0	5		5				5		Site phasing and delivery established by the Councils methodology
21/502927	Phase 2 Land at Lady Dane Farm	Erection of 88 dwellings	ME13 8YN	fl	L		y	y	88	88	0	85	3	0	88		5	49	27	7	88		Site promoter has stated We intend to pull forward on this site into 2025/26, we feel as though the market is stronger now with the Labour Government. 2024/25 - 5 2025/26 - 49 2026/2027 - 27
22/503935	Land at Harps Farm, Parcels D,E & F, Thistle Hill	Res Mats for 205 dwellings		RM	L		Y	N	205	205	0	205	0	0	205		82	82	41		205		Site promoter stated that build out rates would be in line with Parcel G Site phasing and delivery established by the Councils methodology
22/503418	Land at Tonge Road	OIL for 16 dwellings	ME9 9BD	OL	I		y	n	16	16	0	16	0	0	16						16		Site phasing and delivery established by the Councils methodology
22/503236	Land off Plover Road	App of Res Mats for the 25 dwells	ME12 3BT	RM	L		Y	Y	25	25	0	25	0	0	25		16	9			25		Site promoter agreed with Councils approach to phasing and delivery Site phasing and delivery established by the Councils methodology
21/505722	128 High Street	OIL for dem of resid dwelling and erection of up to 46 dwellings	ME9 7JH	OL	L		Y	n	46	46	0	46	0	0	46		20	26			46		24/500761/REM   Approval of reserved matters (Appearance, Layout, Scale and Landscaping sought) for erection of 46no. residential dwellings, with access from A2 High Street  Site phasing and delivery inline with site promoter comments

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22/500275	Land South of London Road	OIL for up to 135 dwellings		AP	L		Y	N	135	135	0	135	0	0	135							135	Site promoter agreed with Councils approach to phasing and delivery Site phasing and delivery established by the Councils methodology	
20/505059	Willow Trees, 111 High Street	Retention of existing bungalow & erect 10 dwellings	ME9 7JJ	II	L		Y	n	10	10	0	10	0	0	10		9	1				10	Site phasing and delivery established by the Councils methodology	
19/504736	The Ivy Leaf Members Club, High Street	Dem of club & erect 12 flats	ME12 1NL	II	L		n	n	12	12	0	0	12	0	12		9	3				12	Site phasing and delivery established by the Councils methodology	
21/504028	Land at School Lane	25 dwellings	ME9 7JU	AP/FL	L		Y	N	25	25	0	25	0	0	25		16	9				25	Site phasing and delivery established by the Councils methodology	
23/501167	Land at Preston Fields, Salters Lane	Res Mats for upto 250 dwellings	ME13 8YD	RM	L		Y	Y	250	250	0	250	0	0	250		82	82	82	4		250	Site phasing and delivery established by the Councils methodology	
21/502809	Land East of Lynsted Lane	OIL for 10 dwellings	ME9 9QN	AP	L		Y	N	10	10	0	10	0	0	10							10	Site phasing and delivery established by the Councils methodology	
22/504937	Land at Wises Lane	Res Mats for erection of 209 dwellings	ME10 1GD	RM	L		Y	N	209	209	0	209	0	0	209		44	44	44	44		176	33	Site phasing and delivery established by the Councils methodology
22/502834	Land West of Church Road	OIL for up to 380 dwellings (all matters reserved)		AP	L		Y	Y	380	380	0	380	0	0	380								380	Site phasing and delivery established by the Councils methodology
22/500601	Radfield House and Farm, London Road	Sub-divide house into 2 dwells and conv farm buildings to create 9 resid units	ME9 9PS	FL	L		Y	N	11	11	0	11	0	0	11			9	2			11	Site promoter has stated shifting the phasing back 1 year to allow for heritage asset works.	
20/502715	Robbing Car Breakers, Sheppey Way	OIL for redev of site for resid use (all matters reserved)	ME9 8QX	OL	L	NS	N	N	16	16	0	16	0	0	16							16	Site promoter agreed with Councils approach to phasing and delivery	
21/506812	25-29 Station Street	OIL for resid dev of 28 dwells (indication only - final number not fixed at this stage)	ME10 3DU	OL	L	NS	N	N	28	28	0	28	0	0	28							28	Site phasing and delivery established by the Councils methodology	
22/502963	Brewers Yard, St Michaels Road	OIL for resid dev for upto 42 dwellings	ME10 3DN	OL	L		N	N	42	42	0	42	0	0	42							42	Site phasing and delivery established by the Councils methodology	
23/504679	121/121A High Street	PN for COU of 1st flr to 8 resid units	ME10 4AQ	PNMA	L		n	y	8	8	0	8	0	0	8		6	2				8	Site phasing and delivery established by the Councils methodology	
23/501221	55-57 High Street	Conv restaurant & 2 flats to 6 flats	ME9 7JJ	FL	L		N	N	6	6	0	6	0	0	6		6					6	Site phasing and delivery established by the Councils methodology	
21/503124	Land North of Elm Lane	OIL for 44 dwellings	ME12 3RZ	AP	L		Y	N	44	44	0	44	0	0	44							44	Site phasing and delivery established by the Councils methodology	
23/505746	25-29 High Street	PN for COU from commercial to 8 flats	ME12 1NU	PNMA	L		N	N	8	8	0	8	0	0	8		6	2				8	Site phasing and delivery established by the Councils methodology	
23/500878	Land south of Durlin Walk	Res Mats for 20 dwellings	ME9 8TG	RM	L		Y	n	20	20	0	20	0	0	20		9	9	2			20	Site promoter agreed with Councils approach to phasing and delivery Site phasing and delivery established by the Councils methodology	
23/500438	89 High Street	Part Dem & COU from retail/commercial to 8 x flats	ME10 4AW	FL	L		N	N	8	8	0	8	0	0	8		6	2				8	Site phasing and delivery established by the Councils methodology	
90/0822	BMM WESTON, BRENT ROAD	DEM EX.ERECT 27 FLATS + 1 BED LODGE	ME13 7EB	FL	L	UC	N	N	28	28	0	28	0	0	28		16	12				28	Site phasing and delivery established by the Councils methodology	
09/0079	Forge Orchard, Staple Street	Replacement dwelling	ME13 9UD	FL	S	UC	N	N	1	1	0	1	0	0	1	1						1	Site phasing and delivery established by the Councils methodology	
13/0123	34 Goodnestone Road	COU of bldg to two flats with attics to roof & elevation	ME10 3AQ	FL	S	UC	N	N	2	2	0	2	0	0	2	2						2	Site phasing and delivery established by the Councils methodology	
15/510309	Borden Lodge, 2A Borden Lane	Conv private dwelling to retirement apartments: 1x 2 bed unit and 6x 1bed units	ME10 1DB	FL	S	UC	N	N	4	4	0	4	0	0	4	2	2					4	Site phasing and delivery established by the Councils methodology	

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17/500573	Woodgate Cottages, Woodgate Lane	Replace cottages with a five bed detached dwelling and garage	ME9 8JX	FL	S	UC	N	N	1	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
16/508678	The Willows, Munsgrove Lane	COU of land for 3 resid caravans for gypsy family	ME9 8JU	FL	S	NS	y	n	3	2	0	0	2	0	2		2					2	Site phasing and delivery established by the Councils methodology
17/505801	Breach Farm, Breach Lane	PN for COU from agric to a dwelling	ME9 7PE	PN	S	UC	Y	N	1	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
18/500388	18 Burnthick Drive	Conversion of existing shop and flat to form a shop unit and 4 flats	ME9 7DX	FL	S	UC	N	N	4	2	0	0	2	0	2	2						2	Site phasing and delivery established by the Councils methodology
18/502533	1b Bayford Road	Dem of ex building and erect 3 flats	ME10 3AD	FL	S	UC	N	n	3	3	0	0	3	0	3	2	1					3	Site phasing and delivery established by the Councils methodology
18/502095	Green Farm Barn, Stallsfield Green	Conversion of existing barn to residential	ME13 0HY	FL	S	UC	Y	N	1	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
18/505915	South Forstall Farm, Almshouse Road	COU of barn to dwelling	ME13 0PJ	FL	S	UC	Y	N	1	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
18/505761	R/O 47 Brier Road	Erection of Dwelling	ME10 1YJ	FL	S	UC	Y	N	1	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
18/505322	Hop Picking Shed, Yaughar Farm, Meresborough Lane	COU of Hop Picking Shed to dwelling	ME9 7FJ	FL	S	UC	Y	N	1	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
19/503455	Home Farm, Breach Lane	PN for COU of Agricultural buildings to 2 dwellings	ME9 7DB	PN	S	UC	Y	N	2	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
18/504925	R/O Hales Cottage, Tunstall Road	Dem garage and erect 1 x dwelling	ME10 1YQ	AP	S	UC	y	n	1	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
18/502932	172 Scarborough Drive	4 detached dwellings	ME12 2LR	FL	S	UC	y	n	4	3	0	0	1	2	1	1						1	Site phasing and delivery established by the Councils methodology
20/500367	34 Key Street	Dem of storage & erect 4 dwellings	ME10 1YS	FL	S	NS	N	n	4	4	0	0	4	0	4				2	2		4	Site phasing and delivery established by the Councils methodology
19/503146	19-23 Alma Road (care home LODS)	Conv care home into 3 dwellings	ME12 2NZ	FL	S	NS	n	n	3	3	12	0	3	0	3			2	1			3	Site phasing and delivery established by the Councils methodology
20/503337	Store R/O Toachim House, South Road	Demolish outbuilding, erect 1 x 2bed dwelling	ME13 7JG	FL	S	UC	N	N	1	1	0	0	1	0	1	1						1	Site phasing and delivery established by the Councils methodology
19/505888	Queen Court Barns, Water Lane	Conv barns to 2 dwellings	ME13 8UA	FL	S	UC	y	n	2	2	0	0	1	1	1	1						1	Site phasing and delivery established by the Councils methodology
20/504109	Post Office, 17 The Street	Dem of garage & erect dwelling	ME8 7UY	FL	S	NS	Y	N	1	1	0	0	1	0	1	1		1				1	Site phasing and delivery established by the Councils methodology
20/505771	Paradise Farm, Lower Hartlip Road	PN for conversion to 3 dwellings	ME9 7SU	PN	S	UC	Y	N	3	3	0	0	3	0	3	2	1					3	Site phasing and delivery established by the Councils methodology
21/501241	1 St Mary's Road	Extend garage to create a residential flat	ME13 8EH	FL	S	NS	Y	n	1	1	0	0	1	0	1	1		1				1	Site phasing and delivery established by the Councils methodology
20/503620	Rides House, Warden Road	Dem of detached dwelling & erect 2 semi-detached	ME12 4HA	AP	S	UC	N	N	2	2	0	0	2	0	2		2					2	Site phasing and delivery established by the Councils methodology
21/501697	25-29 Station Street	PN for COU of offices to 1 resid unit (near G/F)	ME10 3DU	PN	S	NS	N	n	1	1	0	1	0	0	1			1				1	Site phasing and delivery established by the Councils methodology
21/501699	25-29 Station Street	PN for COU of shop to 3 dwellings (G/Floor)	ME10 3DU	PN	S	NS	N	n	3	3	0	3	0	0	3			2	1			3	Site phasing and delivery established by the Councils methodology
21/501427	R/O 7 Horselees Road	1 dwelling	ME13 9TG	FL	S	NS	Y	N	1	1	0	1	0	0	1		1					1	Site phasing and delivery established by the Councils methodology
21/502253	Barns at Rickham Fields Farm, Bowed Lane	PN for COU of agric buids to create 2 dwellings		PN	S	NS	Y	n	2	2	0	2	0	0	2		2					2	Site phasing and delivery established by the Councils methodology



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19/502757	RO 9-10 Range Road	Bungalow	ME12 4DU	AP	s	UC	Y	n	1	1	0	0	1	0	1	1						1		Site phasing and delivery established by the Councils methodology
21/501243	Rides House, Warden Road	Conv agri builds to 2 dwellings	ME12 4HA	fl	s	UC	y	n	2	2	0	2	0	0	2	2						2		Site phasing and delivery established by the Councils methodology
21/501925	Vicarage Yard, The Street	COU of stable into 1 dwelling	ME9 0LW	fl	s	NS	y	n	1	1	0	1	0	0	1		1					1		Site phasing and delivery established by the Councils methodology
18/506677a	Halfway Egg Farm, Featherbed Lane	Hybrid App - Full pp for cou of dwell to replacement farm shop	ME9 8RA	FL	S	NS	N	n	-1	-1	0	-1	0	0	-1							-1		Site phasing and delivery established by the Councils methodology
20/504296	Oast Barn at Crouch, South Street	COU barn to dwelling	ME13 9ND	FL	s	UC	Y	N	1	1	0	0	1	0	1	1						1		Site phasing and delivery established by the Councils methodology
21/500781	Derbies Barn, Stallsfield Road	COU of barn to dwelling	ME13 0HN	fl	s	NS	y	n	1	1	0	1	0	0	1		1					1		Site phasing and delivery established by the Councils methodology
21/504386	21 The Street	COU of garage to independent dwelling	ME9 0LO	FL	s	NS	n	n	1	1	0	1	0	0	1							1		Site phasing and delivery established by the Councils methodology
21/505065	Lady Dane Farmhouse, Love Lane	COU from activity centre to 2 x apartments for supported living	ME13 8BJ	fl	s	UC	N	n	2	2	0	0	2	0	2	2						2		Site phasing and delivery established by the Councils methodology
21/505063	105 Bell Road	Detached dwelling	ME10 4HG	fl	s	NS	y	n	1	1	0	1	0	0	1		1					1		Site phasing and delivery established by the Councils methodology
21/504799	Barnfield, Munsore Lane	PN for COU of agri build to 4 no. dwellings	ME9 8JU	pn	s	NS	y	n	4	4	0	4	0	0	4		2	2				4		Site phasing and delivery established by the Councils methodology
20/504746	266 Barton Hill Drive	1 dwelling	ME12 3LZ	fl	s	NS	y	n	1	1	0	1	0	0	1		1					1		Site phasing and delivery established by the Councils methodology
21/505091	1 & 2 Westbury Lodge, Ashford Road, North Street	Dem of 2 semi det cottages and erect 2 detached dwells	ME13 0LP	fl	s	NS	n	n	2	2	0	1	1	0	2			2				2		Site phasing and delivery established by the Councils methodology
21/505533	Excelsior House, Ulton Lane	COU of A2 to 2 flats		fl	s	NS	n	n	2	2	0	2	0	0	2			2				2		Site phasing and delivery established by the Councils methodology
21/503447	Almshouses, South Road	Conv'd No.11 into 2 flats	ME13 7LU	FL	s	NS	N	N	2	2	0	2	0	0	2			2				2		Site phasing and delivery established by the Councils methodology
21/505910	40 William Street	Conv'd dwelling to 2 flats	ME10 1HR	fl	s	NS	n	n	2	2	0	2	0	0	2			2				2		Site phasing and delivery established by the Councils methodology
21/505915	Land between 90 & 92 Barton Hill Drive	1 x 1 bed house	ME12 3NF	FL	S	NS	Y	N	1	1	0	0	1	0	1		1					1		Site phasing and delivery established by the Councils methodology
21/504836	Keycol Farm, Keycol Hill	COU of land to provide 2 additional pitches to existing Gypsy site	ME9 8NA	FL	s	UC	Y	n	2	2	0	0	2	0	2	2						2		Site phasing and delivery established by the Councils methodology
21/503452	89-90 Preston Street	Internal & external refurb building to include 2 flats	ME13 8NU	fl	s	NS	n	n	2	2	0	2	0	0	2			2				2		Site phasing and delivery established by the Councils methodology
21/505790	The Dutch Barn, Chaffes Lane	Conv Barn to 2 Dwellings	ME9 7BE	fl	s	NS	y	n	2	2	0	2	0	0	2			2				2		Site phasing and delivery established by the Councils methodology
21/504875	The Old Dairy, Gore Farm, Chaffes Lane	Convert and link 3 agri builds to form 1 dwelling	ME9 7BE	fl	s	NS	y	n	1	1	0	1	0	0	1		1					1		Site phasing and delivery established by the Councils methodology
21/505745	20 West Street	COU of 1st & 2nd flr offices to 1 dwelling	ME13 7JF	fl	s	UC	n	n	1	1	0	1	0	0	1	1						1		Site phasing and delivery established by the Councils methodology
21/503393	181 London Road	Conv of existing shop and dwell to 3 flats	ME10 1PA	fl	s	NS	n	n	3	3	0	3	0	0	3			3				3		Site phasing and delivery established by the Councils methodology
21/503441	Walled Garden, Mount Ephraim, Staple Street	Erection of dwelling	ME13 9TX	FL	S	NS	Y	N	1	1	0	1	0	0	1			1				1		Site phasing and delivery established by the Councils methodology
21/506676	7 Chatsworth Drive	COU of lounge and part of garden to 1 studio flat	ME10 1TW	fl	s	NS	n	n	1	1	0	1	0	0	1			1				1		Site phasing and delivery established by the Councils methodology

Application Ref	Address	Proposal	Postcode	AppType	Site size	Status3	Greenfield	Allocation	Original	Total24	Losses24	Not Started 24	Under Construction 24	Complete 24	Total to phase	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	5 years total	Units phased beyond 5 years	Overall Summary	
22/500635	11 West Street	PN for COU (from commercial to mixed) and 1 x F/F Flat	ME10 1AJ	PN	S	NS	N	N	1	1	0	1	0	0	1			1				1		Site phasing and delivery established by the Councils methodology
21/506518	The Granary, Meresborough Lane	Rebuild & extend former granary to 1 resid unit	ME9 7TR	FL	S	UC	Y	N	1	1	0	0	1	0	1	1						1		Site phasing and delivery established by the Councils methodology
22/500353	St Catherine House, Kent Avenue	Dem of ex dwell and erect bungalow	ME12 2DU	fl	s	UC	n	n	1	1	0	0	1	0	1	1						1		Site phasing and delivery established by the Councils methodology
22/501020	Adj 3 Pleasant place, Halfway	Erection of bungalow	ME12 3JG	fl	s	NS	y	n	1	1	0	1	0	0	1		1					1		Site phasing and delivery established by the Councils methodology
22/502203	Pear Tree House, Otterham Quary Lane	PN for COU of 2 agri builds to 2 dwellings	ME9 8QW	pn	s	NS	y	n	2	2	0	2	0	0	2		2					2		Site phasing and delivery established by the Councils methodology
22/502099	Land adj. 1 Western Avenue, Halfway	2 detached houses to replace workshop/store	ME12 3BS	FL	S	NS	N	N	2	2	0	2	0	0	2			2				2		Site phasing and delivery established by the Councils methodology
22/501607	31a St Georges Avenue	Live/work unit (dwell on 1st & 2nd flr)	ME12 1QX	FL	s	NS	Y	n	1	1	0	0	1	0	1		1					1		Site phasing and delivery established by the Councils methodology
20/505000	Sutton House, 5 London Road	Conv 2nd Flr to 1 flat	ME10 1NQ	FL	s	NS	N	N	1	1	0	1	0	0	1			1				1		Site phasing and delivery established by the Councils methodology
22/502522	11 Bayfield, Painters Forstal	Dem of outbuild and erect detached dwell	ME13 0EF	FL	s	NS	Y	N	1	1	0	0	1	0	1		1					1		Site phasing and delivery established by the Councils methodology
22/502167	Land adj. 29 Scraggate Road	2 x semi detached dwells	ME12 2EE	FL	S	NS	Y	N	2	2	0	2	0	0	2		2					2		Site phasing and delivery established by the Councils methodology
21/505712	1 Scooles Cottages, Scooles Road	Ext to house and sub-div into 2 dwellings	ME12 3RX	FL	S	UC	N	N	2	2	0	0	2	0	2	2						2		Site phasing and delivery established by the Councils methodology
22/502490	10 The Broadway	OL for dwelling	ME12 2RR	OL	s	NS	Y	n	1	1	0	1	0	0	1				1			1		Site phasing and delivery established by the Councils methodology
22/503054	Double J Farm, Elmley Road	PN for cou of 2 barns to 2 dwellings	ME12 3SS	PN	s	NS	Y	N	2	2	0	2	0	0	2		2					2		Site phasing and delivery established by the Councils methodology
22/503478	The Barn, Dane Lane	PN for cou of barn to a dwelling	ME9 7TE	PN	s	NS	Y	N	1	1	0	0	1	0	1		1					1		Site phasing and delivery established by the Councils methodology
22/502845	Nether Court, Abbey Farm, Abbey Road	Conv 1 dwell to 2 dwells	ME13 7BL	FL	s	NS	N	N	2	2	0	2	0	0	2			2				2		Site phasing and delivery established by the Councils methodology
22/502432	Land at Karussel, Mutton Lane	Res Mats for 1 dwelling	ME13 8UH	RM	S	UC	Y	N	1	1	0	1	0	0	1	1						1		Site phasing and delivery established by the Councils methodology
22/503717	4 Valenciennes Road	Erection of bungalow	ME10 1EN	FL	s	NS	Y	N	1	1	0	1	0	0	1		1					1		Site phasing and delivery established by the Councils methodology
22/503671	2 Springvale	Erection of bungalow	ME9 8RY	FL	S	NS	Y	N	1	1	0	0	1	0	1		1					1		Site phasing and delivery established by the Councils methodology
20/504916	Monkey Farm, Halfway Road	Res Mats for demolition of bungalow	ME12 3AU	RM	S	NS	N	N	-1	-1	0	-1	0	0	-1							-1		Site phasing and delivery established by the Councils methodology
22/502748	Land north of 217 & 219 Canterbury Road	3 dwellings	ME10 4UL	FL	S	NS	Y	N	3	3	0	3	0	0	3		2	1				3		Site phasing and delivery established by the Councils methodology
22/503263	16 Hawthorn Road	COU of shop/hairdressers to 2 flats	ME10 1BB	FL	s	NS	N	N	2	2	0	2	0	0	2			2				2		Site phasing and delivery established by the Councils methodology
22/502340	Adj Westfield Cottages, Breach Lane	OL for detached dwelling	ME9 7AA	OL	s	NS	N	n	1	1	0	1	0	0	1				1			1		Site phasing and delivery established by the Councils methodology
22/503596	Alcabola, Princes Avenue	Erect 2 x det bungs (ex bung to remain but extended)	ME12 2HJ	fl	s	NS	y	n	2	2	0	2	0	0	2		2					2		Site phasing and delivery established by the Councils methodology
22/504754	South of Martindale, Elm Lane	2 Detached bungalows	ME12 3SQ	fl	s	NS	y	n	2	2	0	2	0	0	2		2					2		Site phasing and delivery established by the Councils methodology

## Appendix A: Extant planning permissions

Application Ref	Address	Proposal	Postcode	AppType	Site size	Status3	Greenfield	Allocation	Original	Total24	Losses24	Not Started 24	Under Construction 24	Complete 24	Total to phase	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	5 years total	Units phased beyond 5 years	Overall Summary
22/505247	Cartref, Silverdale Avenue	Replace bung with 2 x houses	ME12 2EP	fl	s	NS	n	n	2	2	0	0	2	0	2						2		Site phasing and delivery established by the Councils methodology
22/505579	The Pheasantry, Wardwell Lane	PN for COU of agri build to a dwelling	ME9 7ER	fl	s	UC	y	n	1	1	0	1	0	0	1	1					1		Site phasing and delivery established by the Councils methodology
22/505599	Roxeth Day Centre, 18 Mustards Road	PN for COU from commercial Class E to Dwelling	ME12 4AG	PN	s	NS	N	n	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
22/505484	Chestnut Lodge, Stockers Hill	Replacement Dwelling	ME9 0PJ	FL	s	NS	N	n	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
22/504959	Fairlands, Empress Gardens	Dem of ex bung and erect 2 semi-det dwells	ME12 4NY	FL	s	NS	N	n	2	2	0	2	0	0	2			2			2		Site phasing and delivery established by the Councils methodology
22/505611	Burntwick, The Street	2 detached dwellings	ME9 7EU	FL	S	NS	Y	N	2	2	0	2	0	0	2						2		Site phasing and delivery established by the Councils methodology
22/504096	Thatch Cottage, Staplestreet Road	Dem of cottage & replace with 2 det dwells	ME13 9TJ	fl	s	NS	n	n	2	2	1	0	1	1	1			1			1		Site phasing and delivery established by the Councils methodology
22/505895	2 Egbert Road	Dem of bung & erect 2 semi-det bungs	ME13 8SJ	fl	s	NS	n	n	2	2	1	0	2	0	2			2			2		Site phasing and delivery established by the Councils methodology
22/502886	Meadow Farm, Pond Farm Road	Conv agric build to 2 dwellings	ME9 8LJ	fl	s	NS	y	n	2	2	0	2	0	0	2		2				2		Site phasing and delivery established by the Councils methodology
22/500989	103 Barton Hill Drive	Dem ex bung erect 3 dwells	ME12 3ND	fl	s	NS	y	n	3	3	0	3	0	0	3						3		Site phasing and delivery established by the Councils methodology
22/500819	89 Barton Hill Drive	Chalet bungalow	ME12 3NF	fl	s	NS	y	n	1	1	0	0	1	0	1		1				1		Site phasing and delivery established by the Councils methodology
22/503514	The Old Exchange, The Street	COU from office to dwell/life work space	ME13 9RQ	fl	s	NS	n	n	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
22/505876	Capstone, 79 Woodstock Rd	New Dwelling	ME10 4HJ	fl	s	NS	y	n	1	1	0	1	0	0	1		1				1		Site phasing and delivery established by the Councils methodology
22/505803	Belle Friday Centre, London Road	PN for COU from Commercial E Class to 3 dwellings		PNMA	s		N	n	3	3	0	3	0	0	3			2	1		3		Site phasing and delivery established by the Councils methodology
23/500565	Victor House, Swanton Street	Replacement dwelling	ME9 8AT	fl	s		n	n	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
22/503302	The Willows, Rushenden Hill	Dem of ex dwell erect 2 x houses	ME11 5LA	fl	s		n	n	2	2	0	2	0	0	2			2			2		Site phasing and delivery established by the Councils methodology
22/504907	Napier Hotel, 1 Alma Road	Conv 1st Flr and loft to 2 flats	ME12 2NZ	FL	S		N	n	2	2	0	0	2	0	2			2			2		Site phasing and delivery established by the Councils methodology
23/501608	Seaview Holiday Camp, Warden Bay Road	Replace 4 (10 mmh occupancy) caravans with 4 (12 mmh occupancy) chalets	ME12 4NB	FL	S		N	N	4	4	0	4	0	0	4			2	2		4		Site phasing and delivery established by the Councils methodology
23/501930	65 Staplehurst Road	COU of dwelling into 2 dwellings	ME10 2LX	fl	s		n	n	2	2	0	2	0	0	2			2			2		Site phasing and delivery established by the Councils methodology
22/504825	Cairo Lodge, Butlers Hill	Dem of bungalow conv garage to holiday let.	ME13 9HH	FL	s		N	n	-1	-1	0	-1	0	0	-1						-1		Site phasing and delivery established by the Councils methodology
23/500867	Land Adj to Forge House, Crouch Lane	Erection of 1 dwelling	ME13 9PW	FL	s		Y	n	1	1	0	1	0	0	1		1				1		Site phasing and delivery established by the Councils methodology
23/500397	Church Farm, Throley road	Replacement dwelling	ME13 0PF	FL	s		n	n	1	1	1	0	1	0	1			1			1		Site phasing and delivery established by the Councils methodology
23/501587	Highlands, Staisfield Road	Replacement dwelling	ME13 0HY	FL	S		N	N	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
23/502492	170 Southsea Avenue	Replacement dwelling	ME12 2LU	FL	s		N	n	1	1	1	0	1	0	1			1			1		Site phasing and delivery established by the Councils methodology

Application Ref	Address	Proposal	Postcode	AppType	Site size	Status3	Greenfield	Allocation	Original	Total24	Losses24	Not Started 24	Under Construction 24	Complete 24	Total to phase	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	5 years total	Units phased beyond 5 years	Overall Summary
23/502550	33 Canterbury Road	App of Res Mats for 3-storey building comprising 3 x flats	ME10 4JA	RM	s	NS	Y	n	3	3	0	0	3	0	3		2	1			3		Site phasing and delivery established by the Councils methodology
23/502827	Land north of Thatched Cottage, Canterbury Road	Detached House	ME13 8LX	FL	s		y	n	1	1	0	1	0	0	1		1				1		Site phasing and delivery established by the Councils methodology
23/505462	Tawnyhill Kennels, Homestall Road	Erection of a dwelling	ME9 0HF	FL	S		N	N	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
23/501613	Land east of Orchard House, London Road	Erection of 1 dwelling	ME9 8PT	FL	s		Y	N	1	1	0	1	0	0	1		1				1		Site phasing and delivery established by the Councils methodology
23/502617	South of Martindale, Elm Lane	3 detached dwellings	ME12 3SQ	fl	s		y	n	3	3	0	3	0	0	3		2	1			3		Site phasing and delivery established by the Councils methodology
23/500935	Sunrise Place, Plough Road	COU of land to 2 x G&T static caravans & 2 x touring caravans	ME12 4JL	FL	s		Y	N	4	4	0	1	0	3	1			1			1		Site phasing and delivery established by the Councils methodology
23/504108	76-78 High Street	PN for COU from commercial to 2 x flats	ME12 1NL	PN	s		N	N	2	2	0	2	0	0	2			2			2		Site phasing and delivery established by the Councils methodology
23/503099	Northern Barn, Digswell, Lower Harlip Road	PN for dem of barn and erection of building containing 2 flats		PN	S		Y	N	2	2	0	2	0	0	2		2				2		Site phasing and delivery established by the Councils methodology
23/502412	6 Wallbridge Lane	Replacement dwelling	ME9 7XH	FL	s		N	N	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
23/502301	172 Scarborough Drive	Dem of ex dwell and erect 2 det dwells	ME12 2LR	FL	S		N	N	2	2	0	2	0	0	2			2			2		Site phasing and delivery established by the Councils methodology
22/504165	Forge Farm, Staple Street	Conv agric build to dwelling	ME13 9FW	FL	S		Y	N	1	1	0	1	0	0	1		1				1		Site phasing and delivery established by the Councils methodology
23/502459	35 Station Street	COU from 6 flats to 2 flats	ME10 3DU	FL	s		N	N	2	2	0	2	0	0	2			2			2		Site phasing and delivery established by the Councils methodology
23/500601	Greenstreet Methodist Church, Lynsted Lane	COU of church to house	ME9 9RR	FL	S		N	N	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
23/504457	Cowstead Farm, Queenborough Road, Halfway	PN for COU of agric. buildings to 4 dwellings	ME12 3RL	PNQCL	S		Y	N	4	4	0	4	0	0	4		2	2			4		Site phasing and delivery established by the Councils methodology
23/503280	455 Minister Road	2 Detached Bungalows	ME12 3NY	FL	S		Y	N	2	2	0	2	0	0	2		2				2		Site phasing and delivery established by the Councils methodology
23/505522	The Field Barn, Woodgate Lane	PN for COU of agri build to 2 no. dwellings	ME9 7QB	PN	s		y	n	2	2	0	0	2	0	2		2				2		Site phasing and delivery established by the Councils methodology
23/504141	3 Warden View Gardens	Demolition of bungalow, erection of 2 bungalows.	ME12 4AH	FI	S		N	N	2	2	1	0	2	0	2			2			2		Site phasing and delivery established by the Councils methodology
23/502874	Barns, Frogmal Farm, Lower Road	Barn to 3 dwellings (re-sub of 21/501737)	ME9 9BY	FL	s		Y	N	3	3	0	0	3	0	3		2	1			3		Site phasing and delivery established by the Councils methodology
23/505785	61 Cliff Gardens	Demolish Bungalow, erect replacement	ME12 3QZ	FI	S		N	N	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
23/505494	Land off Boundary Close	Erection of 2 dwellings (on Plot 4)		FL	S		Y	N	2	2	0	2	0	0	2		2				2		Site phasing and delivery established by the Councils methodology
22/505438	School Lane Farm, School Lane	Conv Agri Build to one dwelling	ME9 8SG	AP	S		Y	N	1	1	0	0	1	0	1		1				1		Site phasing and delivery established by the Councils methodology
24/500192	Store at Addington Road	COU of building to a dwelling	ME10 1EA	Full	s		n	n	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology
23/505850	Overland Farm Barn, Fox Lane, Overland	PN for COU of agri build to 2 x dwellings	ME139PQ	PN	S		Y	N	2	2	0	2	0	0	2		2				2		Site phasing and delivery established by the Councils methodology
21/503527	The Old school Cottage, Church Hill	COU of holiday let to a dwelling	ME9 0BD	FL	S		N	N	1	1	0	1	0	0	1			1			1		Site phasing and delivery established by the Councils methodology

## Appendix A: Extant planning permissions

Application Ref	Address	Proposal	Postcode	Appt Type	Site #/size	Status 23	Greenfield	Allocation	Original	Total 24	Leases 24	Not Started 24	Under Construction 24	Complete 24	Total to phase	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	5 years total	Units phased beyond 5 years	Overall Summary
23/504412	11 Queens Cottage, Warden View Gardens	Dem of ex bungalow. Erection of 2 bungalows	ME12 4AH	FL	S		N	n	2	2	0	2	0	0	2			2			2		Site phasing and delivery established by the Councils methodology
<b>Totals</b>															<b>7047</b>	<b>420</b>	<b>1054</b>	<b>1062</b>	<b>778</b>	<b>521</b>	<b>3835</b>	<b>3212</b>	

Figure 7.0.1 Extant phasing sheet

## Appendix B: The deliverability of Local Plan Bearing Fruits 2017 housing allocations

### Appendix B: The deliverability of Local Plan Bearing Fruits 2017 housing allocations

Local Plan reference	Postal address	Settlement	Total allocated units	5 years total	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Phasing 2033/34	Phasing 2034/35	Total Phased	Summary
A21.1 (ST4)	Land north of Key Street	Sittingbourne	30	0	16	14					30	
A20.2 (ST4)	152 Staplehurst Road	Sittingbourne	75	0	27	27	21				75	24/500552/OUT   Outline Planning Application (with all matters reserved except access) for demolition of existing building and erection of up to 44no. dwellings, together with access, internal roads, parking, landscaping, drainage and other associated works. - Pending decision
A20.4 (ST4)	35 High Street, Milton Regis	Sittingbourne	10	0	9	1					10	
Regen 1 (ST4)	Swale House, East Street	Sittingbourne	95	0	27	27	27	14			95	
Regen 1 (ST4)	Central Avenue	Sittingbourne	121	0	44	44	33				121	
Regen 1 (ST4)	Junction of East St and St Michael's Rd	Sittingbourne	16	0	9	7					16	
A20.1 (ST4)	Orbital, Staplehurst Road	Sittingbourne	60	0	27	27	6				60	
A20.11 (ST4)	The Foundry, Rushenden Road	Queenborough	37	0	16	16	5				37	22/502881/OUT   Outline application for The proposed redevelopment of a site to provide residential development comprising 40 residential units, including 35 apartments set within two buildings and 5 dwellings, together with raising ground levels, parking, open space, landscaping and associated engineering operations, following demolition of existing buildings. - Refused decision
A21.6 (ST4)	Nil Desperandum, Alsager Avenue	Queenborough	22	0	9	9	4				22	22/505299/OUT   Outline Application (with all matters reserved) for residential development of 22 dwellings (Amended Scheme). Pending decision
A20.10 (ST4)	Manor Road	Queenborough	6	0	6						6	

## Appendix B: The deliverability of Local Plan Bearing Fruits 2017 housing allocations

Local Plan reference	Postal address	Settlement	Total allocated units	5 years total	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Phasing 2033/34	Phasing 2034/35	Total Phased	Summary
Regen 2 (ST4)	West Street, Queenborough	Queenborough	80	0	27	27	26				80	
Regen 2 (ST4)	South of Queenborough Creek	Queenborough	380	0	82	82	82	82	52		380	
Regen 2 (ST4)	West of Rushenden Road	Queenborough	278	0	82	82	82	32			278	
Regen 2 (ST4)	Former Istil Mill Site	Queenborough	240	0	44	44	44	44	44	20	240	
A20.9 (ST4)	Halfway Houses Primary School	Minster/Halfway	60	0	27	27	6				60	
SW/034	Weston Works Brent Hill	Faversham	40	0	16	16	8				40	
A20.7 (ST4)	Faversham Police Station	Faversham	12	0	9	3					12	
SSPP02	Ordnance Wharf, Flood Lane	Faversham	11	0	9	2					11	23/502647/FULL   Erection of a part three storey, part two storey building comprising of 5no. dwellings and an office and training facility with studio/workshop above, and a three storey building comprising of a sailing clubroom, bar and cafe and 2no. dwellings, including 14 No. parking/sailing dinghy storage spaces and creation of a public access to the southeast end of the Wharf. - Withdrawn
A20.6 (ST4)	Bysingwood Primary School	Faversham	15	0	9	6					15	
SSPP05/04	Swan Quay/Frank and Whitome Belvedere Road	Faversham	10	0	9	1					10	
A21.11 (ST4)	Land off Colonels Lane	Boughton	15	0	9	6					15	
A21.12 (ST4)	Land south of Colonels Lane	Boughton	6	0	6						6	
A21.14 (ST4)	Land adj Mayfield, London Road	Teynham	13	0	9	4					13	

## Appendix B: The deliverability of Local Plan Bearing Fruits 2017 housing allocations

Local Plan reference	Postal address	Settlement	Total allocated units	5 years total	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Phasing 2033/34	Phasing 2034/35	Total Phased	Summary
A21.15 (ST4)	Land at Barrow Green Farm	Teynham	30	0	16	14					30	20/503223/OUT   Outline application for the demolition of existing light industrial buildings and construction of 9no. two bedroom bungalows with associated parking (Access being sought, all other matters reserved for future consideration) - Pending decision
A20.12 (ST4)	Former Bus Depot, Shellness Road	Leysdown	10	0	9	1					10	
A20.13 (ST4)	Iwade Fruit and Produce	Iwade	21	0	9	9	3				21	
A20.14 (ST4)	Iwade Village Centre	Iwade	10	0	9	1					10	
		<b>TOTAL</b>	<b>1703</b>	<b>0</b>	<b>571</b>	<b>497</b>	<b>347</b>	<b>172</b>	<b>96</b>	<b>20</b>	<b>1703</b>	

Figure 8.0.1



## Appendix C: Windfall analysis 2014/2015 - 2023/24

### Appendix C: Windfall analysis 2014/2015 - 2023/24

A comprehensive review of the annual completion figures from the base date of Bearing Fruits has been analysed to determine the number of units delivered on sites not allocated in either Councils Local Plan Bearing Fruits or its other adopted/made Plans. The following tables show the breakdown of completion contributions from windfall sites and the type of site size that has been delivered.

Year	Total completions	Allocations	Windfall	Windfall percentage
<b>Cumulative average</b>	<b>720</b>	<b>446</b>	<b>274</b>	<b>39%</b>
2023-24	743	607	136	18%
2022-23	832	613	219	26%
2021-22	1,058	612	446	42%
2020-21	678	459	219	42%
2019-20	799	589	210	26%
2018-19	651	350	301	46%
2017-18	605	309	296	49%
2016-17	615	280	335	54%
2015-16	597	294	303	51%
2014-15	618	348	270	44%

Table 9.0.1

Year	Total windfall	Large site (5> dwellings)	Large %	Small (1-4 dwellings)	Small %
<b>Cumulative average</b>	<b>274</b>	<b>194</b>	<b>69%</b>	<b>80</b>	<b>31%</b>
2023-24	136	78	57%	58	43%
2022-23	219	156	71%	63	29%
2021-22	446	365	82%	81	18%
2020-21	219	129	59%	90	41%
2019-20	210	118	56%	92	44%
2018-19	301	230	76%	71	24%
2017-18	296	161	54%	135	46%
2016-17	335	243	73%	92	27%
2015-16	303	242	80%	61	20%

## Appendix C: Windfall analysis 2014/2015 - 2023/24

Year	Total windfall	Large site (5> dwellings)	Large %	Small (1-4 dwellings)	Small %
2014-15	270	218	81%	52	19%

Table 9.0.2

The council is justified in including windfalls as part of the housing supply for years 4 and 5 of the Housing Land Supply calculation because of the likelihood that previous trends will continue over the next five years and beyond for the following reasons:

- There are no specific allocations within the adopted local plan for the provision of care homes except where housing for older people is identified as part of the required housing mix in strategic sites. The demographics of the borough show that there is an increase in older people and therefore an increase in accommodation needs for older people. The trend for care home accommodation is expected to continue with further proposals already in the pipeline.
- As a largely rural borough, it is reasonable to assume there will be a continuation of development and redevelopment of redundant agricultural and other buildings to dwellings as a result of permitted development.
- The impacts of the Covid pandemic saw a significant downturn in full time office based working, a trend that is set to continue. Whilst Swale has a relatively small stock of office floorspace, there remains untapped potential that is likely to come forward along with change of use from other uses such as shops and pubs, particularly in peripheral areas within the borough's town centres.
- The council's approach to facilitating the delivery of Gypsy and Traveller accommodation is set out in Policy DM 10 Gypsy and Traveller Sites. DM 10 is intended to act as a criterion based policy to guide windfall sites that may come forward.
- The 10 year analyses has identified: that windfalls have made a strong continuous contribution to completions averaging 39% of the total; that large sites make a significant contribution (69%) to windfall completions; and, out of 10 years of windfall completions monitoring 5 of those years have been in excess of the average.

The windfall allowance figure in the adopted local plan is 110 dwellings. The above table shows that actual windfall delivery rates have been significantly higher than the allowance in the Local Plan for every year reviewed, with the lowest delivery in 2023/24 of 136 dwellings and the highest delivery in 2021/22 of 449 dwellings. The average windfall figure over the 10 years reviewed is 274 dwellings, a quantum that is more than double the Local Plan allowance.

A degree of certainty can be applied to the Councils windfall. Firstly, windfalls will continue to make a contribution to the Councils housing land supply whilst the Councils carry out work on the Local Plan Review and, secondly the 10 year time period analysed covers three major economic issues including the financial troubles of the early 2010's, the COVID pandemic and BREXIT and as a result a wide range of market circumstances have been considered.

Windfalls will continue to be closely monitored and revisited in the next Housing Land Supply Position Statement to reflect the most up to date position.

## Appendix D: Local Housing Need calculation

### Appendix D: Local Housing Need calculation

#### Local Housing Need existing standard method of calculation

##### Step 1 - Setting the baseline

The baseline for the Local Housing Need is set using the national [Live tables on household projections - GOV.UK \(www.gov.uk\)](https://www.gov.uk) for the local authority area.

Then taking the 2014 household growth projections, the projected average annual household growth is calculated over a consecutive 10 year period, with the current year being the first year.

For Swale the relevant data is on the table labelled 406 at row 332 and this shows that the projection for 2034 is 74,025 households, which when taken against the projection for 2024 of 66,323 households, equates to difference of 7,702 households over the 10 year period, creating the **average annual projected household growth of 770 per annum**.

##### Step 2 – Use ONS Local Affordability Ratios data

Then an adjustment is made to the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk) should be used.

For Swale the relevant data is on Table 5c row 245 which shows the latest published local **affordability ratio figure (March 2024) is 9.6**

##### Step 3 – Apply the adjustment formula to get the adjustment factor

Adjustment formula taken from the Government guidance:

$$\text{Adjustment factor} = \frac{(\text{local affordability ratio} - 4)}{4} \times 0.25$$

The adjustment factor calculation works as:

1. 9.6 (affordability ratio) – 4 = 5.6
2. 5.6 / 4 = 1.4
3. 1.4 x 0.25 = **0.35 (adjustment factor)**

##### Step 4 – Use the above to calculate the Local Housing Need

Taken from the Government guidance

Local Housing Need = (1+adjustment factor) x projected household growth

For Swale this is: **1.35 x 770 = 1040 (Local Housing Need)**

##### Step 5 – Capping the level of Local Housing Need

A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

## Appendix D: Local Housing Need calculation

Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

For Swale, the Local Plan Bearing Fruits (2017) adopted housing figure is 776 and the latest average annual housing requirement figure as set out above is 770, resulting in 776 being the appropriate figure to use to determine the Local Housing Need cap.

40% of the adopted housing need figure 776 is 310 and this creates a capping figure of 1,086 (776+310). The Councils Local Housing Need calculation of 1,040, 46 below the capping figure resulting in the cap not being engaged.

### Local Housing Need Proposed standard method of calculation July 2024

#### Step 1 – Setting the baseline

The use of 0.8% of existing housing stock in a local planning authority as the baseline starting point. For Swale the dwelling stock (including vacants) was recorded as 68,007

[Live tables on dwelling stock \(including vacants\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

and this means

**the Councils baseline is 544 (68,007\*0.08).**

#### Step 2 – Use ONS Local Affordability Ratios data

Then an adjustment is made to the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk) for the immediate last 3 year period should be used.

For Swale the relevant data is on Table 5c row 245 which shows the latest published local affordability ratio figures for the last 3 years (March 2024). **The average affordability ratio for Swale over the last 3 years is 10.33** (10.46 - 2021, 10.95 - 2022, 9.6 - 2023).

#### Step 3 – Apply the adjustment formula to get the adjustment factor

Adjustment factor =  $(\text{local affordability ratio} - 4) \times 0.6$

4

The adjustment factor calculation works as:

1. 10.33 (affordability ratio) – 4 = 6.33
2. 6.33 / 4 = 1.5825

## Appendix D: Local Housing Need calculation

3.  $1.5825 \times 0.6 = 0.9495$  (adjustment factor)

**Step 4 – Use the above to calculate the Local Housing Need**

Local Housing Need =  $(1 + \text{adjustment factor}) \times \text{projected household growth}$

For Swale this is:  $1.9495 \times 544 = 1061$  (Proposed Local Housing Need)

**Under the proposed Standard Method there is no uplift in baseline cap.**

## Appendix E: Schedule of site promoter responses

### Appendix E: Schedule of site promoter responses

Planning reference	Site address	Respondent	Response date	Summary of response
SW/06/1448	Former Conyer Brickworks, Conyer Quay, Conyer, Kent	Senior Director TETLOW KING PLANNING	10/07/2024	Site promoter agreed with Councils approach to phasing and delivery
19/504831/FULL	Land At Scocles Farm Scocles Road Minster-on-sea Kent ME12 3RU	Representative Honey Hill Housing	11/07/2024	Site promoter stated the entire development will be finished by end of March 2025
19/506047/REM	Land To The North Of Plover Minster-on-sea Kent ME12 3BT	Principal Hume Planning Consultancy Ltd	11/07/2024	Site promoter agreed with Councils approach to phasing and delivery
21/503749	Land end of Bartletts Close, Halfway	Director at Synergy Planning & Property Consultants Ltd	11/07/2024	Site promoter agreed with Councils approach to phasing and delivery
21/505722	128 High Street, Newington	Head of Land and Planning Esquire Developments	11/07/2024	Site promoter stated site will soon commence with delivery rate: 20 in 25/26 26 in 26/27
23/500134	Halfway Egg Farm, Featherbed Lane, Sittingbourne	Head of Land and Planning Esquire Developments	11/07/2024	Site promoter stated the site will be complete in 2024.
22/505299/OUT	Nil Desperandum, Well Road, Rushenden	Representative Oast Architecture	11/07/2024	Site promoter stated no phasing likely within 5 year period
20/503223/OUT	Barrow Green Farm, Frenchs Row, Teynham	Representative Woodstock Associates	11/07/2024	Site promoter agreed with Councils approach to phasing and delivery
18/503135	Land West Of Barton Hill Drive, Minster-on-sea	Representative Carter Jonas	12/07/2024	Site promoter provided the following phasing and delivery Year 4 - 25 dwellings Year 5 - 50 dwellings Year 6 - 100 dwellings Year 7 - 100 dwellings Year 8 - 100 dwellings Year 9 - 100 dwellings Year 10 - 100 dwellings  We anticipate that thereafter 100 dwellings will continue to be delivered in 2034/35, with the outstanding 25 dwellings being delivered in 2035/36.
20/502715	Bobbing Car Breakers, Sheppey Way, Bobbing	Director. Peter Court Associates	12/07/2024	Site promoter agreed with Councils approach to phasing and delivery
20/503665/FULL	86-100 West Street Sittingbourne Kent ME10 1AS	Representative - Blue Eagle Developments Ltd	12/07/2024	Site promoter has stated the project plan is going to be – Year 1 – clear reserved matters ( conditions) including required surveys and reports Year 2 – Target construction phase Year 3 – Target completion ( all units to be completed simultaneously)
18/502190	Land north of Quinton Road, Sittingbourne	Partner Carter Jonas	12/07/2024	Site promoter agreed with Councils approach to phasing and delivery



## Appendix E: Schedule of site promoter responses

Planning reference	Site address	Respondent	Response date	Summary of response
21/502927	Phase 2 Lady Dane	Planning Manager Eastern Crest Nicolson	15/07/2024	Site promoter has stated We intend to pull forward on this site into 2025/26, we feel as though the market is stronger now with the Labour Government.,. 2024/25 – 5 2025/2026 – 49 2026/2027 – 27
19/503974	Land East of Iwade	Land Director Bellway Homes Limited (Kent)	15/07/2024	Site promoter provided the following phasing and delivery rates Year 1 Year 2 Year 3 12 dwellings Year 4 78 dwellings Year 5 48 dwellings Year 6 48 dwellings Year 7 48 dwellings Year 8 48 dwellings Year 9 48 dwellings Year 10 48 dwellings
21/502357	Phase 2b Faversham Lakes, Ham Road, Faversham	Representative JCN Design & Planning	16/07/2024	Site promoter provided the following phasing and delivery rates 2024/2025 – anticipated – 35 Private & 8 HA (43 Units) 2025/2026 – anticipated – 35 private Units
19/503120/REM	Parcel G Land At Harps Farm Land Off Larch End And Lavender Avenue Minster-on-sea Kent	Associate DHA Planning	16/07/2024	Site promoter provided the following phasing and delivery rates 17 units completed in 2023-2024.
22/503935	Land at Harps Farm, Parcels D,E & F, Thistle Hill, Minster	Associate DHA Planning	16/07/2024	Site promoter stated that build out rates would be in line with Parcel G
22/503236	Land off Plover Road, Minster	Principal Hume Planning Consultancy Ltd	18/07/2024	Site promoter agreed with Councils approach to phasing and delivery
22/500275	Land South of London Road, Newington	Policy and Promotions Manager - Gladmans	19/07/2024	Site promoter agreed with Councils approach to phasing and delivery
21/505498	Land off Swanstree Avenue, Sittingbourne	Policy and Promotions Manager - Gladmans	19/07/2024	Site promoter agreed with Councils approach to phasing and delivery
22/500601	Radfield House and Farm, London Road, Tonge	Representative Hume Planning Consultancy	24/07/2024	Site promoter has stated shifting the phasing back 1 year to allow for heritage asset works .
21/502287	Land Adj To Quinton Farm House Quinton Road Sittingbourne Kent ME10 2DD	Planning Director Redrow Homes Limited	25/07/2024	Site promoter stated 48 units remaining
21/502038	North Phase, Crown Quay Lane, Sittingbourne	Planning Director Redrow Homes Limited	25/07/2024	Site promoter stated 45 units remaining

## Appendix E: Schedule of site promoter responses

Planning reference	Site address	Respondent	Response date	Summary of response
23/500878	Land south of Dunlin Walk, Iwade	Planning Director CMYK Planning & Design	11/07/2024	Site promoter agreed with Councils approach to phasing and delivery
18/502372	Great Grovehurst Farm Grovehurst Road Sittingbourne Kent ME9 8RB	Senior Planner - DHA	29/07/2024	Site promoter agreed with Councils approach to phasing and delivery
17/506010	Southlands, Rook Lane, Bobbing	Architectural Designer - Carless - Adams	30/07/2024	Site promoter stated the consent currently has a meaningful start with a lawful development certificate secured in November 2022. The programme for construction works to commence for the care home building is expected in December 2024. 74 suites of Use Class C2 are programmed to be delivered by the end of 2026.
18/506417	LAND AT SOUTHSEA AVENUE	Respondent - IMAC Designs	29/07/2024	Site promoter stated the following potential housing delivery numbers for the balance of development to be completed. Year 2024/25 - 0 Year 2025/26 - 10/12 Year 2026/27 - 10/12 Year 2027/28 - 10/12 Year 2028/29 - Any remaining
21/502609	Land East of Lynsted Lane, Lynsted	Director ECE Planning	13/08/2024	Site promoter agreed with Councils approach to phasing and delivery

Figure 11.0.1 Schedule of site promoter responses