



STATEMENT OF  
HOUSING LAND SUPPLY  
2021/22

Swale Borough Council

December 2022

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**Swale Borough Council Statement of Housing Land Supply 2021/22**

**Five Year Housing Land Supply 1 April 2021 to 31 March 2026**

**Published January 2023**

**EXECUTIVE SUMMARY**

- I. This document represents Swale Borough Council's (the Council) 2021/22 5 year housing land supply position (1 April 2021 to 31 March 2026), which includes both the calculation of 5 year supply and the methodology used. A subsequent **Housing Delivery Action Plan** will be produced at a later date to review and address issues identified in this document and the progress of the Council's Local Plan and its review.
- II. For 2021/22, **the Council is not seeking to have its land supply confirmed by an annual position statement** but has followed national planning practice guidance in respect of the preparation of this 2021/22 statement.
- III. **The Council anticipates a result of 108% against the Government's Housing Delivery Test (HDT) 2022** to be published in early 2023 and enables the Council to choose to apply a 5% buffer to its 5 year housing land supply calculation.
- IV. Now that the Council's Local Plan Bearing Fruits (LPBF) 2017 is more than five years old, the local housing need target for Swale is no longer set by the Local Plan examination and now is determined by the Government's standard method for calculating a Local Authority's local housing need. The standard method has set out for the Council the Local Housing Need figure for this 5 year calculation to be **1,078 dwellings per annum**.
- V. In terms of the Council's historic under-delivery of housing, this is now accounted for within the Government standard method for determining a local housing need. The Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722 states that *"Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure."*
- VI. The statement also sets out its approach to how the deliverability and developability of sites is assessed and the assumptions used. The approach taken to phasing and delivery rates of sites is informed by site promoters and past development trends.

VII. The summation of the Council's assessment confirms a total of 5,462 deliverable dwellings within the 5 year housing land supply that, when set against the 5 year requirement of 5,660 dwellings, provides for a **5 year housing land supply of 4.83 years**. Some commentary is provided:

- Presently the Council cannot demonstrate a 5 year housing land supply. This is explained for the following reasons:
  - i. An increase in the local housing need requirement from 776 dwellings per annum (dpa) as determined through the Council's LPBF 2017, to 1,078 dpa as determined by the Government's Standard method for calculating a Local Authority's local housing need. The change in housing need results in a 38.9% increase in housing requirement for the Council.
  - ii. 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 is due to the delayed publication of the 'prospectus of changes' to the current planning system and the Levelling Up and Regeneration Bill gaining Royal Assent that will then result in a clearer direction of travel for the planning system at the national level.
  - iii. For the HDT, the Government made adjustments to the annual requirement figures to reflect the impacts of the Covid pandemic. However, the Council has not used these adjusted figures to calculate the housing land supply position. Had the Council done so, this would have enabled the Council to demonstrate a 5 year supply of housing.
  - iv. There have also been some on-going slippages in anticipated timings across a number of strategic sites as a result of delays to the completion of the M2 junction 5 improvements.
- There is a significant pool of potential housing delivery sitting in the supply from year three onwards. Whilst these give some grounds for optimism for the supply in the short term, there is also some evidence of increases in the amount of supply slipping beyond the plan period. The levels within the supply from year three may also, given past actual performance, challenge the market's ability to deliver.

## Introduction

- 1) This statement provides the Council's annual 2021/22 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 NPPF and NPPG. The 5 year supply is represented by the period from **1 April 2021 to 31 March 2026**. For 2021/22, 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) Housing land supply is monitored by the Council to ensure that the Local Plan is delivered and that housing needs are being met. The National Planning Policy Framework (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 Housing Delivery Test<sup>1</sup> is not met.
- 3) Paragraph 74 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 [national planning practice guidance](#) (NPPG). The Council's 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.
- 4) The Council's housing land supply should in addition include a buffer determined by three factors: a 5% buffer to ensure choice and competition in the market for land; 10% where the Authority wishes to demonstrate the supply via an annual position statement or recently adopted plan; or 20% where there has been significant under delivery measured against the HDT (see above). 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

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<sup>1</sup> where the Council has not delivered greater than 84% of its local housing need requirement over the previous three years.

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.

- 5) The monitoring data used in the 5 year housing land supply calculation represents the position as at 1 April 2022, 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.
- 6) **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 2022, whilst **Section 3** examines how deliverability and developability have been addressed. **Section 4** provides the actual calculation of the 5 year housing land supply and a series of appendices accompany this report:
  - Appendix A: Deliverability of extant planning permissions.
  - Appendix B: Deliverability of Local Plan (Bearing Fruits) housing allocations.
  - Appendix C: Deliverability of sites with decision agreed awaiting completion S106.
  - Appendix D: Windfall delivery analysis and results.
- 7) This statement includes updates in respect of site yield and delivery from: officer conducted site surveys, review of building control records, site promoter email survey responses, information from the Council's development management process, and officer consideration of past delivery trends.

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

- 8) 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 in the Government's HDT. Data for the calculation is obtained by the monitoring of developments within Use Class C3 (residential) and C2 (residential care).

- 9) 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 currently stands at 1,078 dwellings per annum for the monitoring year 2022/23.
- 10) Prior to the introduction of the HDT in 2018, the Council had determined that a 5% buffer should be used through its Local Plan examination. However, paragraph 74c) and footnote 41 of the NPPF now requires the choice of buffer to be determined by the Council's performance against the HDT.
- 11) The Council anticipates a result of 108% against the Government's Housing Delivery Test (HDT) 2022 due to be published in early 2023, and this will enable the Council to choose to apply a 5% buffer to its 5 year housing land supply calculation.

## **Section 2: The sources of supply**

- 12) This section sets out the approach taken to identify the potential sources of supply. The base date for the data is the year ending 31 March 2021, with the developed status of the sites verified by the Council in their annual site surveys undertaken in April to June 2022. 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, windfalls, sites with decision agreed awaiting completion of a legal S106 agreement, and LPBF 2017 site allocations for housing.
- 13) What constitutes a dwelling can be found at <https://www.gov.uk/government/collections/net-supply-of-housing>. Each source of supply is considered briefly in sub sections a) – d) below.
  - a) **Extant planning permissions**
- 14) 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 2022 onwards. The sites in question are included in Appendix A.
- 15) In accordance with the NPPF, all non-major sites 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.

- 16) For this 5 year housing land supply calculation, out of a total of 5,551 dwellings with extant planning permission, **3,555 dwellings are considered deliverable within the 5 year housing land supply**, with 426 dwellings on non-major sites and 3,129 on major sites.

***Treatment of losses - net completions***

- 17) 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. This approach is supported by both planning guidance and the DLUHC '[Notes and Definitions for the Housing Flows Reconciliations form](#)'.
- 18) A public inquiry held in Swale September 2017 also considered the Council's treatment of losses in the land supply calculation. For the 5 year supply calculation, it was argued by the developer that the pending supply was inflated because it was, in effect a gross figure.
- 19) In the appeal decision<sup>2</sup>, the Inspector appears to support the Council's position:  
*"The Council has explained that it records demolitions as and when they occur and that the housing supply figure is adjusted accordingly. Thus, demolitions are included within the overall calculation of the housing supply requirement... However, given that demolitions are accounted for in the supply calculation I find no need to discount those dwellings"*<sup>3</sup>.

**b) Windfall allowance**

- 20) The LPBF 2017 included a windfall allowance of 110 dwellings per annum, as confirmed by the Local Plan Inspector at paragraph 79 of her report. Historic delivery of windfalls from the base date of the Local Plan shows a pattern of delivery in excess of the 110 dwellings per annum figure. 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 D from which, the summary conclusions are:
- Windfalls are being delivered reasonably equally across the three planning areas of the borough (Isle of Sheppey, Sittingbourne, Faversham).

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<sup>2</sup> APP/V2255/W/17/3172378 in respect of Land north of Canterbury Road, Dunkirk (decision date 23 November 2017). Paragraph 29

<sup>3</sup> The Council did not agree with the appellant's 140 dwelling figure but did not have the information available at the inquiry to produce an alternative. Table 12 at Appendix E shows that the correct figure should have been 54.



- Delivery of specialist housing for older people has contributed significantly to windfalls.
- Conversions and changes of use have contributed significantly to windfalls.
- There has been an average of 297 dwellings per annum from windfalls since 2014, far in excess of the 110 allowance confirmed through the Local Plan examination.

21) A clear pattern has emerged that windfall delivery in the Borough is strong and an explanation for the Council's approach towards counting it in the 5 year housing land supply has been provided in appendix D of this report. **A windfall allowance of 250 dwellings per annum has been made to the 5 year housing land supply for years 4 and 5.** The windfall is considered a realistic figure being based on the average over an 8 year period and being 47 dwellings lower than the actual average. The allowance of 250 dwelling, 47 lower than the historic annual average factors in a strong element of robustness and caution to the 5 year housing land supply calculation.

**c) Local Plan Bearing Fruits 2017 site allocations**

22) The adopted Local Plan allocations counted in the 5 year housing land supply calculation are included within Appendix B. Where site yields from allocations are likely to change as a result of known planning applications or permissions outside of the monitoring year, the revised yield is used. It is considered that out of the 6,038 dwellings available on the **Local Plan site allocations, 1,047 are considered deliverable within the 5 year housing land supply.**

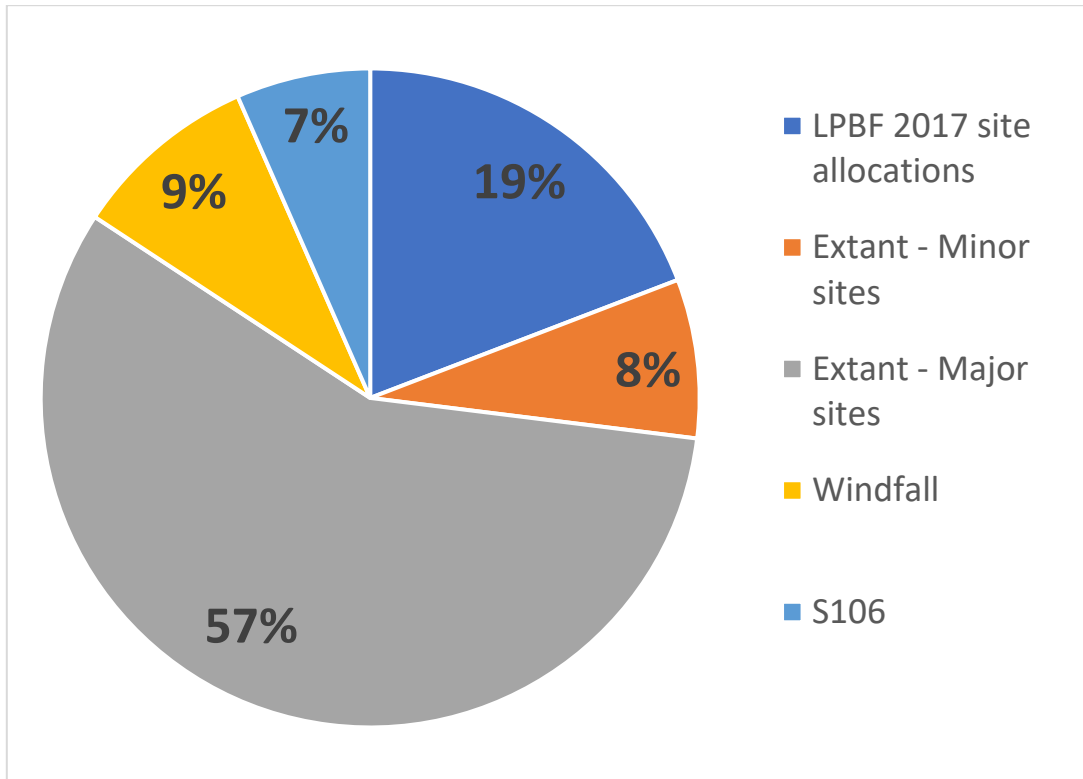
**d) Sites awaiting completion of a legal S106 agreement**

23) The NPPF glossary offers examples of sites without detailed planning consent that could be included in the 5 year housing land supply, providing there is clear evidence that housing completions will begin within 5 years. Examples include outline planning permissions and permissions in principle identified on a brownfield register. However, this list is not exclusive and other sites have been sought for inclusion within the Council's 5 year housing land supply. Types of sites considered included: Council owned sites and sites where detailed planning consent has been agreed in principle and awaiting completion of a S106 agreement.

24) A cautious approach has been applied to the phasing of other sites in the 5 year housing land supply and sites have only been included where detailed planning consent has been granted in principle and awaiting completion of a S106 agreement. From the 1,520 dwellings permitted on **sites awaiting completion of a S106, 360 are considered deliverable** within the 5 year housing land supply.

**2022 Components of the Council's 5 year housing land supply**

25) The figure below illustrates the components of the Council's 5 year housing land supply as set out in section 3a to d above. The supply of sites whilst under the 5 year requirement is strong with the majority of it coming from extant planning permissions and there also being a good contribution from the LPBF 2017 site allocations.



Components of the 5 year housing land supply

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

26) Deliverability has been assessed with regard to the definition provided in the glossary to the NPPF and in the Planning Practice Guidance (PPG). The NPPF glossary defines a deliverable site as follows:

*“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.”*

27) In the specific case of deliverability, advice is also available in the PPG at:

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#housing-delivery-5-year-land-supply>

<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodology-stage-2-sitebroad-location-assessment/>.

28) It must be noted however that the NPPF has raised the bar in terms of the certainty needed in respect of delivery, particularly for sites with outline planning permission. The Council has continued to consider the degree to which the delivery of sites is realistic but has noted and acted upon the changes made by the NPPF.

29) It is important to note that the primary monitoring data represents the position at 1 April 2022, 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 delivery timing. The main components considered in determining site deliverability are considered in sections a) – i) below.

**a) Site promoter engagement**

30) Developer/landowner/agents (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. 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 information.

- 31) There were 64 site promoters contacted with 41 replying, a response rate of 65.1%. 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. To further inform the Council's judgement, some limited research has been carried out to identify annual delivery rates on strategic sites across the borough over the past ten year period to look at patterns of delivery.

**b) Development Management team engagement**

- 32) Engagement and site reviews have been carried out with the Council's Development Management team on site progression and time frames towards gaining planning consent. This has involved sites awaiting completion of a S106 agreement, allocated sites with a planning application submitted pending a decision and sites with outline consent and reserved matters submitted pending a decision.

**c) Physical site surveys**

- 33) As part of identifying the number of completed dwellings delivered in the monitoring year and the overall progress sites are making towards delivery, all extant sites with detailed planning consent have been subjected to a site visit by Council officers. The visits survey three elements: number of dwellings completed, number under construction (early, middle or late stages) and dwellings not started.

**d) Lead in times**

- 34) 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, 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.
- 35) 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.
- Start to Finish: How Quickly do Large-Scale Housing Sites Deliver? Lichfields November 2016 (and updated version, 2020).

36) 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.
- With affordable housing included an increase in the level of completions can be achieved.

37) 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.
- 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.

38) 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.

- 39) Local analysis of lead in times may be a better basis for determining lead in times. However, there are limitations to currently providing an extensive analysis for Swale, partly because a considerable proportion of the historic land supply in Swale has been tied up in sites which have been building out over many years.
- 40) 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.”*
- 41) Reflecting this view that every site is different, Lichfields provide a useful series of checklist questions to consider on housing delivery. This is reproduced in Table 8 of Appendix D and has been used by the Council in its own analysis of sites.
- 42) 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.
- e) Build out rates**
- 43) 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 in paragraph 38 above.
- 44) The Litchfield report ‘Start to Finish’ (2<sup>nd</sup> 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.
- 45) Developer return delivery rates are also taken into consideration where they have been provided and recent build out rates on strategic sites have also helped to inform the figures used in phasing assumptions.
- 46) 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.

- 47) National Research also indicates that the presence of RSLs can increase delivery levels and this is further evidenced by recent completions of such sites within the borough for larger sites.
- 48) In the case of minor sites (1 to 9 dwellings), completions are generally assumed to be within the 5 year period.

**f) Extant planning permissions**

- 49) 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.”*
- 50) In the case of all major sites 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.
- 51) The same approach has been applied to the sites with 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.
- 52) Minor sites (1 to 9 dwellings) can be more difficult to phase as there are specific circumstances involving self or small builders, which can lead to development taking place (or not taking place) in locations contrary to that suggested by high-level viability advice or other broad assumptions. As a result, there is a greater reliance on the broad NPPF glossary definition for determining those sites deliverability.

**g) Local Plan Bearing Fruits 2017 site allocations**

- 53) The planning judgements in respect of deliverability on Local Plan allocations can be made in terms of focusing upon whether such an allocation can reasonably be expected to receive planning permission to enable housing to be completed within the next five years. Having done this, the other components of deliverability can be determined to provide a basis for the phasing of such allocations overall. 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.

**h) Swale related deliverability issues and other matters**

- 54) 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.

***i. Masterplan/development briefs***

- 55) 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.

***ii. Mineral safeguarding***

- 56) The adopted Kent Minerals and Waste Local Plan (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.
- 57) 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.
- 58) 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.



**iii. Transport infrastructure**

- 59) 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.
- 60) 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.
- 61) 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.
- 62) 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.

- 63) 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.
- 64) In conclusion, the transport assumptions built into this land supply statement are considered reasonable and include considerations of Grampian conditions (related to M2J5) where appropriate.

**iv. Viability**

- 65) 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.
- 66) 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.
- 67) Paragraph 78 of the Local Plan Inspector's report concluded that the viability studies, together with the high level assessments of funding requirements in the IDS, were sufficiently detailed to support the Plan.
- 68) Evidence within the Council's 2015/16 Statement of Housing Land Supply (SBC/PS/113), prepared for the Examination, also noted that variations in house price data also illustrated more localised housing market variations, reflecting specific consumer demands. For example, values were noted as improving from west to east on Sheppey with distinct retirement/holiday home demands also present in places. At Sittingbourne, it was indicated that there were purchaser preferences toward the south of the town, with higher property prices reflecting perceptions of a wider choice of housing, a more attractive environment and good schools.

Values at nearby Iwade were again confirmed as being generally higher than some parts of Sittingbourne.

- 69) 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 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.
- 70) Notwithstanding the fact that a site may be viable now, developers may choose to also consider the likely timings of likely further improvements in values and time their developments accordingly. Other than considering the views of the developers themselves, it is difficult for the Council to actively allow for this. Where there is no information from developers, the Council's phasing has, to some degree, been influenced by earlier completions within the borough.
- 71) Once again there is no standard approach and it is important not to be over-prescriptive in assumptions about site viability and the approach is to undertake, as far as practical, a site by site consideration of issues. However, it should be acknowledged that this becomes less practical when considering a large number of sites, including small ones.

**v. Decision making timescales**

- 72) 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.
- 73) 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.

74) 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 needing to be signed-off.

**i) Overall conclusions on how deliverability has been assessed**

75) The 'every site is different' approach has been central to the Council's consideration of all components affecting the deliverability of sites. Supported by evidence from site promoters, 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.

**Section 4: Swale 5 year housing land supply calculation**

76) The table below sets out the Council's 5 year housing land supply calculation in full. It shows that with a 5% buffer applied by the HDT results, the Council has **4.83 years of deliverable sites within the 5 year period.**

Table. The calculation of Swale Borough Council's 5 year housing land supply 2021/22 – 2025/26

<b>5 year housing requirement</b>	
a. Annual Local Housing Need Target (Government standard method)	<b>1,078</b>
b. Five year housing land supply require (1078 x 5)	5,390
c. Plus the required buffer of 5% requirement (5,390 x 0.05)	270
<b>d. Total 5 year housing requirement</b>	<b>5,660</b>
<b>Housing land supply 01/04/21 to 31/03/26</b>	
e. Extant planning permissions (Appendix A)	3,555
f. Local Plan Allocations (Appendix B)	1,047
g. Sites awaiting completion of S106 (Appendix C)	360
h. Windfalls (Appendix D)	500
<b>i. Total Supply (e+f+g+h)</b>	<b>5,462</b>
<b>Five year housing land supply position</b>	
<b>j. Total five year housing land supply (i/d x5)</b>	<b>4.83 years</b>
k. Shortfall in dwellings	-198

### Summary on the Swale five year supply position

- 77) The Council's 5 year housing land supply has only very marginally improved on the last published position in July 2022. This is in part due to: the Local Housing Need for the Borough now being determined by the Government's standard approach for all 5 years of the calculation; a pause on the Local Plan Review which was presenting a series of sites in addition to those covered in this position statement; and an exceptionally high level of completions for the last monitoring year (34% higher than the previous three years average of completions<sup>4</sup>) that whilst positive for the housing delivery test, has also reduced the housing supply by around 300 dwellings more than anticipated.

<sup>4</sup> HDT confirmed completions for Swale Borough Council: 674 2018-19, 767 2019-20 and 668 2020-21 (average 703 dwellings), Swale Borough Council monitored completions 1065 2021-22

**Next steps**

- 78) The Council will continue to monitor the supply and completion of housing sites within the Borough to provide timely annual updates.
- 79) The Council will continue to develop its evidence base behind the 5 year housing land supply methodology so that it continues to be robust and up to date.
- 80) 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.
- 81) To help strengthen future 5 year housing land supply the Council will choose to produce a housing delivery action plan. The Plan will seek to identify the main issues effecting the housing land supply, go on to set out a series of initiatives to address those issues and how the initiatives will be implemented.
- 82) To inform the housing delivery action plan a forum will be held with landowners, developers, house builders, planning consultants and stakeholders to review identified issues affecting the supply of suitable housing sites and their timely delivery.

**Appendix A: Extant planning permissions**

App	Address	Proposal	App Type	Site size	Status22	Allocation	Original	Total22	Losses22	NS22	UC22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	5 Year Total	Phasing comments
18/503135	Land west of Barton Hill Drive	O/L Dev of up to 700 dwellings	OL	Major	NS	Y	700	700	0	700	0	0	0	0	50	50	100	Multiple conditions discharged - site promoter agrees with phasing - evidence of strong intent to deliver
17/505711a	Land south west Sittingbourne/Wises Lane	Hybrid app for O/L 595 dwellings (plus commercial units)	OL	Major	NS	Y	595	595	0	595	0	0	0	0	50	50	100	Multiple conditions discharged - multiple reserved matters applications submitted -site promoter agrees with phasing - evidence of strong intent to deliver
13/1455	Parcels D,E,F&G, Thistle Hill	O/L pp for up to 431 dwellings	RM	Major	NS	Y	431	431	0	431	0	0	0	0	0	30	30	Multiple conditions discharged, multiple reserved matters applications submitted 1 approved - phasing informed by detailed feedback from site promoter
18/505151	Land at Stones Farm, The Street	App of res matts for 310 dwellings (and commercial facilities)	RM	Major	UC	Y	310	310	0	141	148	50	90	90	59	0	289	Site under construction
16/507689	Land btwn Frognal Lane and Lower Road	O/L PP for 300 dwellings and BI(a), BI(b) & BI(c) and sports ground	OL	Major	NS	Y	300	300	0	300	0	0	0	0	50	50	100	Multiple detailed studies and assessment submitted as part of outline planning consent.
14/501588	Land at Stones Farm, The Street	O/L for 550-600 houses	OL	Major	NS	Y	600	290	0	290	0	0	0	0	10	90	100	Multiple conditions discharged, reserved matters applications submitted – evidence of strong intent to deliver

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14/0257	North of Oare Rd & South of Ham Rd	375 Dwellings	HY	Major	UC	Y	375	262	0	0	262	25	50	50	50	50	225	Site under construction
15/502912	Milton Pipes, Cooks Lane	Dem of ex builds & dev 162 houses & 80 flats	FL	Major	UC	Y	242	210	0	0	109	69	40	0	0	0	109	Site under construction
18/503506	Land West of Crown Quay Lane	Non-Mat Amendment of layout to 16/507877 for 383 dwells	FL	Major	UC	Y	353	190	0	133	18	40	40	40	31	0	151	Site under construction
19/503120	Parcel G, Land at Harps Farm	Res Matts for 171 dwellings	rm	Major	NS	y	171	171	0	171	0	0	30	30	60	51	171	Detailed planning consent no evidence undeliverable
16/506946	Bell House, Bell Road	Mixed use dev of 165 apartments, medical centre and pharmacy & refurb/ext of Bell House offices	FL	Major	NS	Y	165	165	0	165	0	0	0	80	85	0	165	Detailed planning consent no evidence undeliverable
21/502287	Adj Quinton Farmhouse, Quinton Road	155 dwellings (amended layout to 18/500257).	FL	Major	UC	y	155	155	0	29	103	68	64	0	0	0	132	Site under construction
19/501921	Land at Belgrave Road, Halfway	153 dwellings	FL	Major	UC	y	153	153	0	87	21	45	32	31	0	0	108	Site under construction
17/506603	Land at Perry Court, London Road	Res Matts for 310 dwellings	RM	Major	UC	Y	310	127	0	0	88	70	18	0	0	0	88	Site under construction
18/506283	Ospringe Brickworks (Southern area), Sumpter Way	Res matts of 14/502729 for 123 dwellings	RM	Major	UC	Y	123	123	0	24	63	27	30	30	0	0	87	Site under construction
18/502372	Land at Great Grovehurst Farm, Grovehurst Road	OL pp for 115 dwellings	OL	Major	NS	Y	115	115	0	115	0	0	0	0	25	30	55	Multiple conditions discharged -site promoter comments considered-evidence of strong intent to deliver
20/504614	Phase 2a Faversham Lakes, Ham Road	App of Res for 106 dwellings	RM	Major	UC	Y	106	106	0	58	18	30	23	23	0	0	76	Site under construction
19/506047	Land north of Plover Road	App of Res Matts for erection of 95 dwellings	RM	Major	NS	Y	95	95	0	95	0	0	20	55	20	0	95	Detailed planning consent no evidence undeliverable
17/505711b	Land south west Sittingbourne/WVises Lane	Hybrid app for Full pp 80 dwellings (plus commercial units)	FL	Major	NS	Y	80	80	0	80	0	0	5	15	30	30	80	Detailed planning consent no evidence undeliverable
17/506010	Southlands, Rook Lane	74 Suite (replacement) Care Home	FL	Major	NS	N	74	74	0	41	0	0	0	41	0	0	41	Detailed planning consent no evidence undeliverable



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17/502604	Ospringe Brickworks (Northern area) Sumpter Way	Res Matts for 127 dwellings	RM	Major	UC	Y	127	74	0	0	50	10	40	0	0	0	50	Site under construction
18/506417	Land at Southsea Avenue	72 dwellings	FL	Major	UC	n	72	72	0	36	19	28	27	0	0	0	55	Site under construction
21/501908	The Slips, Scocles Road	REM for 62 dwellings	RM	Major	NS	Y	62	62	0	62	0	0	5	20	20	17	62	Detailed planning consent no evidence undeliverable
19/501160	Coleshall Farm, Ferry, Road	RM for 60 bed care home	RM	Major	NS	Y	60	60	0	33	0	0	0	33	0	0	33	Detailed planning consent no evidence undeliverable
18/501048	Land at Lady Dane Farm, Love Lane	Approval of reserved matters for 196 proposed dwellings	RM	Major	UC	Y	196	55	0	0	10	10	0	0	0	0	10	Site under construction
17/500727	Manor Farm, Key Street	O/L for 50 dwellings	OL	Major	NS	y	50	50	0	50	0	0	0	20	30	0	50	Reserved matters applications submitted – site promoter comments support of planning progress – evidence of strong intent to deliver
01/0623	Lydbrook Close	Res Matts for residential re-development of site (49 dwellings)	RM	Major	UC	Y	49	48	0	0	42	0	42	0	0	0	42	Site under construction
16/506181	Sheppey Court, Halfway Road	Renovation of Grade 2 listed building to provide 6 dwellings. Construction of 33 terraced dwellings.	FL	Major	UC	N	39	39	0	0	39	39	0	0	0	0	39	Site under construction
20/503422	Economic House, 25-29 London Road	PN for COU of office building to 37 flats	PN	Major	UC	N	37	37	0	0	37	35	2	0	0	0	37	Site under construction
20/501183	Land at Otterham Quay Lane	COU of land to 36 mobile homes for people over 55	FL	Major	NS	n	36	36	0	36	0	0	10	10	16	0	36	Detailed planning consent no evidence undeliverable
19/503278	East of Ham Road	Res Matts for 26 dwellings & 9 flats	RM	Major	UC	y	35	35	0	0	27	10	17	0	0	0	27	Site under construction
19/501693	R/O 45-55 High Street	Erect 32 apartments	fl	Major	NS	n	32	32	0	32	0	0	0	0	32	0	32	Detailed planning consent no evidence undeliverable
21/501740	Land at Hill Farm, Bobbing Hill	Erection of nurse accommodation and 30 Residential Dwellings	FL	Major	NS	N	30	30	0	30	0	0	5	10	15	0	30	Detailed planning consent no evidence undeliverable

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20/501033	East Hall Farm, East Hall Lane	Res Mats for Up to 33 dwellings	RM	Major	UC	Y	27	27	0	8	19	12	15	0	0	0	27	Site under construction
18/503855	Land off Plover Road	O/L for residential development (25 approx. 25 dwellings)	OL	Major	NS	Y	25	25	0	25	0	0	0	0	15	10	25	Reserved matters applications submitted – evidence of strong intent to deliver
16/505788	Barton Court, New Road	Alt & Extend to provide 70 bedrooms	FL	Major	UC	N	70	25	0	14	0	0	14	0	0	0	14	Site under construction
06/1448	Conyer Brickworks	24 dwellings	AP	Major	UC	N	24	24	0	0	24	0	0	10	10	4	24	Site under construction
19/501845	2 Bramblefield Lane	O/L for dem of ex house and erect 23 dwellings behind	OL	Major	NS	N	23	23	1	23	0	0	0	5	5	5	15	Multiple studies submitted as part of outline planning consent. Site promoter confirms the site is in the process of being considered for sale
20/501208	240-248 High Street	OL for dem of service station/restaurant and erect 22 dwellings	OL	Major	NS	n	22	22	0	22	0	0	0	5	5	12	22	Site promoter agrees with phasing – strong intent to deliver
18/506677b	Halfway Egg Farm, Featherbed Lane	Hybrid app – OL for dem of farm shop and Agri builds and erect 19 dwells	OL	Major	NS	n	19	19	0	19	0	0	0	4	5	5	14	Hybrid application, detailed planning consent for change of use of existing dwellinghouse to replacement farm shop with office above – multiple discharge of conditions -site promoter agrees with phasing – strong intent to develop
18/504562	Ellens Court, Lady Margaret Manor Road	Extension to care home to provide 12 additional bedrooms and 6 self-contained apartments	FL	Major	NS	n	18	18	0	10	0	0	0	10	0	0	10	Detailed planning consent no evidence undeliverable
19/503810	Land end of Bartletts Close, Halfway	17 dwellings	OL	Major	NS	n	17	17	0	17	0	0	7	10	0	0	17	Reserved matters permitted after 1 April 2022 no evidence undeliverable
18/503339	Land r/o Telephone Exchange, Wood Street/Millennium Way	16 Special Supported Living Apartments (C3 use)	FL	Major	NS	N	16	16	0	16	0	0	16	0	0	0	16	Detailed planning consent no evidence undeliverable
18/501428	Land adj. Bull Lane	Erection of 16 Dwellings	FL	Major	NS	Y	16	16	0	16	0	0	0	8	8	0	16	Detailed planning consent no evidence undeliverable

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19/505038	The Lion, 2 Church Street, Milton Regis	O/L to dem pub and erect 15 flats	OL	Major	NS	n	15	15	0	15	0	0	0	15	0	0	15	Multiple conditions submitted for discharge – evidence of strong intent to deliver
19/500887	Land adj 127 High Street	Erection of 15 Dwellings.	FL	Major	NS	y	15	15	0	15	0	0	7	8	0	0	15	Detailed planning consent no evidence undeliverable
19/505215	Land off, Sheppey Way	14 bungalows/chalet bungalows	FL	Major	NS	n	14	14	0	14	0	0	7	7	0	0	14	Detailed planning consent no evidence undeliverable
11/0170	Land r/o 51 High Street	Construct of 10 flats & 3 houses. Ext of time of 05/0935	FL	Major	UC	Y	13	13	0	0	13	0	3	5	5	0	13	Site under construction
19/505343	ATS Euromaster Ltd, Crown Quay Lane	Dem of buld are erect apartment block of 12 affordable housing units	FL	Major	UC	n	12	12	0	0	12	12	0	0	0	0	12	Site under construction
19/504831	Land at Scocles Farm, Scocles Road	11 dwellings	FL	Major	UC	n	11	11	0	0	11	11	0	0	0	0	11	Site under construction
21/506242	Bank House, Broadway	PN for COU from commercial to 10 flats	PN	Major	NS	n	10	10	0	10	0	0	0	10	0	0	10	Prior notification – no evidence undeliverable
16/507181	31 London Road	Conv Doc Surgery to 5 flats & 5 new to rear	FL	Major	UC	N	10	10	0	0	10	0	0	0	5	5	10	Site under construction
19/503553	125 London Road	Dem ex dwell and erect 2 builds consisting of 10 flats (1x4 & 1x6)	FL	Major	UC	N	10	10	0	0	10	5	5	0	0	0	10	Site under construction
19/503136	Economic House, 25-27 London Road	Erect 2 storey roof extension to create 9 flats	FL	Minor	NS	N	9	9	0	9	0	0	9	0	0	0	9	Minor site – no evidence undeliverable
20/501002	Callum Park, Basser Hill	O/L for demolition of equestrian centre and erect 9 dwellings (self-build).	OL	Minor	NS	n	9	9	0	9	0	0	3	3	3	0	9	Minor site – no evidence undeliverable
21/502607	Land to south of School Lane	O/L for 9 bungalows	OL	Minor	NS	n	9	9	0	9	0	0	0	3	3	3	9	Minor site – no evidence undeliverable
19/502164	Land adj, Telephone Exchange, Albany Road	Erect 4 storey block of 9 flats	FL	Minor	UC	Y	9	9	0	0	9	9	0	0	0	0	9	Minor site – no evidence undeliverable
19/505443	Queenborough Social Club, North Road	COU & extend to create 9 dwellings	FL	Minor	UC	n	9	9	0	0	9	9	0	0	0	0	9	Minor site – no evidence undeliverable

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20/502385	Iwade Village Hall, The Street	Demolish hall and erect 8 dwellings	FL	Minor	NS	n	8	8	0	8	0	0	4	4	0	0	8	Minor site – no evidence undeliverable
21/504693	Land at Swale Way, Great East Hall	8 dwellings	RM	Minor	NS	n	8	8	0	8	0	0	2	3	3	0	8	Minor site – no evidence undeliverable
21/501565	2 Park Road (and Part 11 West Street)	Demolition of stores. Erection of extension to No.11 and new building. COU of 2 Park Rd. All creating 8 flats.	FL	Minor	NS	N	8	8	0	8	0	0	4	4	0	0	8	Minor site – no evidence undeliverable
16/507779	Land at Lower Road	Erect 8 x 3bed dwellings	FL	Minor	UC	N	8	8	0	3	5	3	3	2	0	0	8	Minor site – no evidence undeliverable
05/1197	Boundary Close	17 Dwellings (now 16 dwellings)	FL	Major	UC	N	17	8	0	4	4	4	4	0	0	0	8	Minor site – no evidence undeliverable
19/503530	Woodcombe Sports and Social Club, Church Road	8 dwellings	FL	Minor	UC	n	8	8	0	1	7	7	1	0	0	0	8	Minor site – no evidence undeliverable
20/500858	Land on North East, Staple Street	8 dwellings	FL	Minor	UC	n	8	8	0	0	8	8	0	0	0	0	8	Minor site – no evidence undeliverable
21/505139	The Wheatsheaf, 90 East Street	Part dem public house, erect extension to form 7 new flats	fl	Minor	NS	n	7	7	0	7	0	0	0	7	0	0	7	Minor site – no evidence undeliverable
15/510309	Borden Lodge, 2A Borden Lane	Conv private dwelling to retirement apartments 1x 2 bed unit and 6x 1bed units	FL	Minor	UC	N	7	7	0	0	4	0	0	4	0	0	4	Minor site – no evidence undeliverable
18/502555	1-3 High Street	PN for COU from office to 7 residential units (flats)	PN	Minor	UC	Y	7	7	0	0	7	7	0	0	0	0	7	Minor site – no evidence undeliverable
19/505675	The Island Residential Home, 114 Leysdown Road	6 additional care bedrooms	FL	Minor	NS	n	6	6	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
21/501691	25-29 Station Street	PN for COU of offices to 6 resid units (F/F and 2 <sup>nd</sup> Floor)	PN	Minor	NS	n	6	6	0	6	0	0	6	0	0	0	6	Minor site – no evidence undeliverable
19/500303	Seaview Holiday Camp, Warden Bay Road	Erect 7 residential chalets to replace Nos. 13,14,31,32,33,34	FL	Major	UC	n	21	6	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable

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		& 77 (full 12-month occupancy)																	
21/503249	R/O 142-146 The Street	PN for COU of 2 Agri builds to 5 x dwellings	pn	Minor	NS	n	5	5	0	5	0	0	2	3	0	0	5	Minor site – no evidence undeliverable	
21/503580	St Christophers, Kingsdown Road	PN for COU of Agri builds to 5no dwells	pn	Minor	NS	n	5	5	0	5	0	0	1	2	2	0	5	Minor site – no evidence undeliverable	
21/504486	95a-b High Street, Milton Regis	Conversion of grnd & 1 <sup>st</sup> flr to form 5 dwellings	fl	Minor	NS	n	5	5	0	5	0	0	0	5	0	0	5	Minor site – no evidence undeliverable	
21/505878	Danedale Stables, Chequers Road	5 detached bungalows	fl	Minor	NS	n	5	5	0	5	0	0	1	4	0	0	5	Minor site – no evidence undeliverable	
20/500400	Land to south of Chequers Road	5 dwellings	AP	Minor	NS	n	5	5	0	5	0	0	0	2	3	0	5	Minor site – no evidence undeliverable	
15/501089	Moons of Selling, Grove Road	Dem of comm buildings/ erect 5 new dwellings	FL	Minor	UC	N	5	5	0	4	1	1	1	1	1	1	5	Minor site – no evidence undeliverable	
20/500490	Seaview Holiday Camp, Warden Bay Road	Replace 9 chalets with 12-month occupancy	FL	Minor	UC	n	9	5	0	0	5	5	0	0	0	0	5	Minor site – no evidence undeliverable	
21/500803	66 Preston Street	COU of 1 <sup>st</sup> Flr office/erection of extension/infill undercroft to form 5 flats	FL	Minor	UC	n	5	5	0	0	5	5	0	0	0	0	5	Minor site – no evidence undeliverable	
19/504141	Green Porch House, Green Porch Close	COU (to D1) and 4 x bedsits	FL	Minor	NS	N	4	4	0	4	0	0	4	0	0	0	4	Minor site – no evidence undeliverable	
20/500367	34 Key Street	Dem of storage & erect 4 dwellings	FL	Minor	NS	n	4	4	0	4	0	0	2	2	0	0	4	Minor site – no evidence undeliverable	
20/500399	Land R/O 35 Broadway Broadway	Erection of 4 flats	FL	Minor	NS	n	4	4	0	4	0	0	4	0	0	0	4	Minor site – no evidence undeliverable	
20/505084	69 Church Road	Conv ex dwell to 2 x dwells and erect 2 new dwellings	FL	Minor	NS	n	4	4	0	4	0	0	4	0	0	0	4	Minor site – no evidence undeliverable	
21/504553	Land R/O 26/28 London Road	4 dwellings	FL	Minor	NS	N	4	4	0	4	0	0	4	0	0	0	4	Minor site – no evidence undeliverable	

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21/504799	Barnfield, Munsgore Lane	PN for COU of Agri build to 4 no. dwellings	pn	Minor	NS	n	4	4	0	4	0	0	4	0	0	0	4	Minor site – no evidence undeliverable
15/509126	R/O 44A Epps Road	Dem of ex workshop and erect 2 x 2bed & 2x1 bed studio flats	FL	Minor	UC	N	4	4	0	0	4	4	0	0	0	0	4	Minor site – no evidence undeliverable
18/500388	18 Burntwick Drive	Conversion of existing shop and flat to form a shop unit and 4 flats	FL	Minor	UC	N	4	4	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
18/502932	172 Scarborough Drive	4 detached dwellings	FL	Minor	UC	n	4	4	0	0	4	4	0	0	0	0	4	Minor site – no evidence undeliverable
19/502992	46 High Street, Bluetown	COU of 1 <sup>st</sup> & 2 <sup>nd</sup> flrs to provide 4 flats	FL	Minor	UC	n	4	4	0	0	4	4	0	0	0	0	4	Minor site – no evidence undeliverable
20/504922	Land at r/o Thorn Hill Rd & Knoll Way	Erect 2 x pairs of sem-det dwells	fl	Minor	UC	n	4	4	0	0	4	4	0	0	0	0	4	Minor site – no evidence undeliverable
19/501871	9-11 Queenborough Road, Halfway	Demolish unit, erect 3 flats	FL	Minor	NS	N	3	3	0	3	0	0	0	3	0	0	3	Minor site – no evidence undeliverable
19/503315	9-11 Delemark Road	COU of upper 3 floors from care home to 3 flats	FL	Minor	NS	N	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
19/503704	4 Preston Street	Conversion of 2 existing rear flats into 2 flats and 1 studio flat	FL	Minor	NS	N	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
19/505424	33-35 Victoria Street	Dem of ex building and erect 3 terr houses	FL	Minor	NS	N	3	3	0	3	0	0	1	2	0	0	3	Minor site – no evidence undeliverable
19/503146	19-23 Alma Road	Conv care home into 3 dwellings	FL	Minor	NS	n	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
19/503528	The Vicarage, Church Lane	Dem outbuildings and erect 3 detached dwellings	FL	Minor	NS	n	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
20/502727	1 <sup>st</sup> & 2 <sup>nd</sup> Flr, 80a Preston Street	Conv resid accomm to 3 flats	FL	Minor	NS	n	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
20/505771	Paradise Farm, Lower Hartlip Road	PN for conversion to 3 dwellings	PN	Minor	NS	N	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
19/504075	Land between 12-22 All Saints Road	3 x flats & 1 dwelling	FL	Minor	NS	n	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
21/500063	121 High Street	PN for cou of 1 <sup>st</sup> flr to 3 resid units	PN	Minor	NS	y	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable

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21/501699	25-29 Station Street	PN for COU of shop to 3 dwellings (G/Floor)	PN	Minor	NS	n	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
21/501979	Ebenezer chapel, Halstow Lane	COU and conversion of ex workshop to 3 resid units	fl	Minor	NS	n	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
21/504972	The Field Bar, Woodgate Lane	PN for COU of Agri build to 3 no. dwellings	pn	Minor	NS	n	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
21/503393	181 London Road	Conv of existing shop and dwell to 3 flats	fl	Minor	NS	n	3	3	0	3	0	0	3	0	0	0	3	Minor site – no evidence undeliverable
18/502533	1b Bayford Road	Dem of ex building and erect 3 flats	FL	Minor	UC	n	3	3	0	0	3	3	0	0	0	0	3	Minor site – no evidence undeliverable
20/500844	Ashdown, Water Lane	Dem ex bung and erect 3 new houses	FL	Minor	UC	n	3	3	1	1	2	2	1	0	0	0	3	Minor site – no evidence undeliverable
21/503447	Almshouses, South Road	Conv No.11 into 2 flats	FL	Minor	NS	N	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
06/0750	Phase 3, Land adj Thistle Hill Way	Res Matts for 31 dwellings	RM	Major	UC	Y	18	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
14/0334	Adj 105 Marine Parade	Dem of garages and erect 5 houses & 9 flats	FL	Major	UC	N	14	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
19/500378	Land adj. 1 Western Avenue, Halfway	2 detached houses to replace workshop/store	FL	Minor	NS	N	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
18/501726	Land between 119A and 121A High Street	Erection of building with 2 flats on upper floor	FL	Minor	NS	Y	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
19/502178	59 Reedland Crescent	Conversion of dwelling into 2 flats	FL	Minor	NS	N	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
19/504334	The Vista, Bay View Gardens	O/L for 2no. dwellings	OL	Minor	NS	N	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
19/502867	Brenchley House, 75-77 High Street	COU of GF offices to 2 x resid units	FL	Minor	NS	Y	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
20/501903	Rides House Farm, Warden Road	PN for COU of 2 barns to 2 dwellings	PN	Minor	NS	N	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
19/505469	74 Unity Street	Conv dwell to 2 flats	FL	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
20/501702	19.5 West Street	Conv dwelling into two dwellings	FL	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable

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20/502880	Queenborough Rowing Club, North Road	Dem builds erect 2 dwellings	FL	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
20/503758	W/shop r/o 67 London Road	Dem of workshop and erect 2 flats	FL	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
20/504713	Land btwn 13 & 21 Coronation Drive	Two semi-detached dwellings	FL	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
20/501838	Meadow Farm, Pond Farm Road	PN for cou of Agri build to 2 x dwellings	PN	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
20/505835	77 Wards Hill Road	Dem of dwell and erect pair of semi-det dwells	FL	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
20/500765	77 Queenborough Road	Dem of ex dwelling and erect 2 det dwells	FL	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
19/504417	Black Cottages, Mutton Lane	2 dwellings	AP	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/500983	Primrose garage, Primrose Lane	Dem of x garage and erect 2 dwells	FL	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/502253	Barns at Rickham Fields Farm, Boxted Lane	PN for COU of agric builds to create 2 dwellings	PN	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/505910	40 William Street	Conv of dwelling to 2 flats	fl	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/503598	178-180 London Road	COU of dwelling into 2 dwellings	fl	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/505065	Lady Dane Farmhouse, Love Lane	COU from activity centre to 2 x apartments for supported living	fl	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/505091	1 & 2 Westbury Lodge, Ashford Road, North Street	Dem of 2 semi det cottages and erect 2 detached dwells	fl	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/505015	9-11 Delemark Road	COU from care home to 2 dwellings	FL	Minor	NS	N	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/505533	Excelsior House, Ufton Lane	COU of A2 to 2 flats	fl	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/503427	Brown Jug, Horsham Lane	COU of pub & resid accomm to 2 dwellings	fl	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/503452	89-90 Preston Street	Internal & external refurb building to include 2 flats	fl	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
21/505790	The Dutch Barn, Chaffes Lane	Conv Barn to 2 Dwellings	fl	Minor	NS	n	2	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable



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13/0123	34 Goodnestone Road	Cou of blding to two flats with alters to roof & elevation	FL	Minor	UC	N	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
15/507209	21 East Street	New shopfront, conv 1 <sup>st</sup> floor to 2 x 2 bed flats	FL	Minor	UC	Y	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
16/504042	9 Marine Parade	Convert offices to two 1bed apartments	FL	Minor	UC	N	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
17/501873	1 Scocles Cottages, Scocles Road	Ext to house and sub-div into 2 dwellings	FL	Minor	UC	N	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
17/501207	Monkshill Farm, Monkshill Road	PN for COU from agric build to 2 dwellings	FL	Minor	UC	N	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
17/502020	4 Seathorpe Avenue	Erection of a pair of semi-detached dwellings	FL	Minor	UC	N	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
18/503859	Haybarn, Rook Lodge, Coldharbour Lane	PN for COU of agric to 2 dwellings	PN	Minor	UC	N	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
16/508678	The Willows, Munsgore Lane	COU of land for 3 resid caravans for gypsy family	FL	Minor	UC	n	3	2	0	2	0	0	2	0	0	0	2	Minor site – no evidence undeliverable
16/505556	East Hall Farm, East Hall Lane	Convert to 2 semi-detached dwellings	FL	Minor	UC	N	2	2	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
19/503284	Adj. 66 All Saints Road	Erection of 2 apartments	FL	Minor	UC	N	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
20/500051	Greystone, Bannister Hill	2 detached dwellings	FL	Minor	UC	n	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
19/505661	Land Adj Rookery Nook, Scocles Road	Dem of garage & erect 2 detached dwellings	FL	Minor	UC	n	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
20/503787	45 High Street, Blue Town	Conv offices to 2 flats	FL	Minor	UC	n	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
19/505888	Queen Court Barns, Water Lane	Conv barns to 2 dwellings	FL	Minor	UC	n	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
20/505179	116 Oak Lane	Dem dwell erect 2 x det dwells	FL	Minor	UC	N	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
19/506119	Conway, Sear View Gardens	Dem of dwell & erect two semi-det dwells	FL	Minor	UC	n	2	2	1	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
21/501243	Rides House, Warden Road	Conv Agri builds to 2 dwellings	FL	Minor	UC	n	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable

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21/503930	7 Clovelly Drive	Conv of dwell to 2 dwells	FL	Minor	UC	n	2	2	1	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
21/504836	Keycol Farm, Keycol Hill	COU of land to provide 2 additional pitches to existing Gypsy site	FL	Minor	UC	n	2	2	0	0	2	2	0	0	0	0	2	Minor site – no evidence undeliverable
13/0909	97-101 Wards Hill Rd	5 DETACHED DWELLINGS	FL	Minor	UC	N	5	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
18/504222	Cookham Shaw, Maidstone Road	Var of cond of 11/1493 to allow 5 static & 1 touring caravans	VC	Minor	UC	N	5	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
20/500522	West Faversham Community Centre, Bysing Wood Road	New building to extend comm centre which includes 1 <sup>st</sup> Fl Resid accommodation	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
16/500006	106 Scrapsgate Road	Erection of a new detached dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
20/504109	Post Office, 17 The Street	Dem of garage & erect dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
20/500757	Highlands, Stalisfield Road	Replacement dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
18/505761	R/O 47 Brier Road	Erection of Dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
19/500618	Sleepy Meadows, Sheppey Way	Replace 2 residential caravans with 1 dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
18/506051	1-2 Perry Court Cottages, Brogdale Road	Detached dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
19/500743	Land adj. 29 Scrapsgate Road	1 x 3 bed dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
18/503678	344 Minster Road	2 bed bungalow	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
19/501846	Amber Lodge, Lady Margaret Manor Rd	Replacement 4 bed house	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
19/501801	First Floor, 38 Stone Street	COU of FF from office to flat	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
18/505537	49-51 High Street	Conv basement to 1 flat	FL	Minor	NS	Y	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable

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19/502999	32 The Broadway	Dem of garages and erect one dwelling	FL	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/502872	Building E2 adj to Kaine Farm House, Breach Lane	PN for COU of agri build to a dwelling	PN	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/502540	Bramble Hall Farm, Bushey Close	Dem of 3 outbuildings, convert & extend 1 outbuilding to create 1 dwelling	FL	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/502706	Land at Karussel, Mutton Lane	O/L for dem of garage & erect 1 dwelling	OL	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/503930	76 Wallbridge Lane	Detached dwelling in garden	FL	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/505389	Building E1 adj to Kaine Farm House, Breach Lane	PN for COU of agri build to a dwelling	PN	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
18/502592	19 Victory Street	Part Retrospective for 1 x flat	FL	Minor	NS	n	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
18/504925	Hales Cottage, Tunstall Road	Dem garage and erect 1 x dwelling	FL	Minor	NS	n	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/506004	Land btwn 79 & 81 Parsonage Chase	Detached dwelling	FL	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
20/500391	Strawberry Store, Howt Green, Sheppey Way	PN cou of agri build to dwelling	PN	Minor	NS	n	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
20/500422	Lodge Farm, Old House Lane	PN cou of agri build to dwelling	PN	Minor	NS	n	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
20/500725	Adj 145 Barton Hill Drive	Dem of storage build & erect 1 detached dwelling	FL	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/505833	Flint Barn, 22a Nightingale Road	Conv barn to dwelling	FL	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
20/501348	R/O 17 & 17a Station Street	O/L for 1 dwelling	OL	Minor	NS	Y	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
20/501538	Adj Village Hall, Warden Road	Res Matts (of O/L 16/501159) for Erection of dwelling	RM	Minor	NS	N	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/503768	142 Marine Parade	COU workshop to dwelling	FL	Minor	NS	n	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable
19/502476	104 High Street, Milton Regis	COU of commercial property to single dwelling	FL	Minor	NS	n	I	I	0	I	0	0	I	0	0	0	1	Minor site – no evidence undeliverable

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19/506131	Land north of Thatched Cottage, Canterbury Road	Detached house	FL	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
20/504126	Wrens Hill House, Rushett Lane	PN for COU from offices (whole building) to 1 dwelling	PN	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
20/502973	91a London Road	Construct 2 <sup>nd</sup> storey to create 1 flat above refurbished shop	FL	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
20/503593	Parklands, Ashford Road	Replacement dwelling	FL	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
20/502524	Adj 6 St Michaels Close	1 end of terrace dwelling	FL	Minor	NS	Y	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
19/503267	123 Marine Parade	Detached dwelling	FL	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
20/506050	White Lines, Chequers Hill	Demolish extension to ex dwell and erect detached dwelling	FL	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
20/504067	37 Princes Avenue	Dem of garage and erect 1 dwell	FL	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
19/503696	Adj Stanbourne House, Church Road	Chalet bungalow	AP	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
20/505817	R/O 343 Minster Road	Detached dwelling	fl	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
21/501241	1 St Mary's Road	Extend garage to create a residential flat	FL	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
21/501697	25-29 Station Street	PN for COU of offices to 1 resid unit (rear G/F)	PN	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
21/500360	R/O 304 Minster Road	Dem of ex garage and erection of detached bungalow	FL	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
21/501427	R/O 7 Horselees Road	1 dwelling	FL	Minor	NS	N	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
21/500396	86 Granville Road	Dem of outbuilding and erect 1 x dwelling	FL	Minor	NS	N	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
21/501925	Vicarage Yard, The Street	COU of stable into 1 dwelling	fl	Minor	NS	n	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable
21/505915	Land betwn 90 & 92 Barton Hill Drive	1 x 1 bed house	fl	Minor	NS	N	l	l	0	l	0	0	l	0	0	0	1	Minor site – no evidence undeliverable

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21/503918	82 London Road	Detached dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/500781	Derbies Barn, Stalisfield Road	COU of barn to dwelling	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/504386	21 The Street	COU of garage to independent dwelling	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/502877	Land adj 72 Courtenay Road	Erection of 1 dwelling	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/505063	105 Bell Road	Detached dwelling	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
20/504746	266 Barton Hill Drive	1 dwelling	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/505010	13 Delamark Road	COU from care home to a dwelling	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/506598	Block 2 Paradise Farm, Lower Hartlip Road	PN for COU of agric build to 1 dwelling	pn	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/506069	Killiney, Saxon Avenue	1 dwelling	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/504875	The Old Dairy, Gore Farm, Chaffes Lane	Convert and link 3 agri builds to form 1 dwelling	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
19/502757	R/O 9-10 Range Road	Bungalow	AP	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/506676	7 Chatsworth Drive	COU of lounge and part of garden to 1 studio flat	fl	Minor	NS	n	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/506402	The Gate House, Brenley Lane	COU of Estate Agents to 1 dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
21/503441	Walled Garden, Mount Ephraim, Staple Street	Erection of dwelling	FL	Minor	NS	N	1	1	0	1	0	0	1	0	0	0	1	Minor site – no evidence undeliverable
09/0079	Forge Orchard, Staple Street	Replacement dwelling	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
09/1000	Site at 131A Minster Road	Replacement chalet bungalow and the erection of a bungalow to the rear	FL	Minor	UC	N	2	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
12/0657	The Barn, Gibbens Farm, The Street	Redevelopment of barn to form a single dwelling with an external garage & store	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
14/0214	4 Broadway	Creation of 1 x 2 bed flat	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable

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17/500573	Woodgate Cottages, Woodgate Lane	Replace cottages with a five bed detached dwelling and garage	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
17/505801	Breach Farm, Breach Lane	PN for COU from agric to a dwelling	PN	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
18/505725	Double Jay Farm, Elmley Road	PN for COU of agric build to dwelling	PN	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
18/502095	Green Farm Barn, Stalisfield Green	Conversion of existing barn to Residential	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
18/505915	South Forstall Farm, Almshouse Road	COU of barn to dwelling	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
18/504307	R/O 343 Minster Road	Two detached dwellings	FL	Minor	UC	N	2	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
18/506226	Adj. 50 Parsonage Chase	Erection of dwelling (on site of garage)	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
18/505776	Adj Seacot, Southsea Avenue	Detached dwelling	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
18/505322	Hop Picking Shed, Yaugher Farm, Meresborough Lane	Cou of Hop Picking Shed to dwelling	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
19/500958	Lodge Farm, Old House Lane	PN for COU of outbuilding to dwelling	PN	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
19/503455	Home Farm, Breach Lane	PN for COU of Agricultural buildings to 2 dwellings	PN	Minor	UC	N	2	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
19/502698	Myrtle Oast, Kemsdale Road	COU from offices to 1 dwelling	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
19/502422	Blean Cottage, Hickmans Green	Replacement dwelling	FL	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
19/506168	56 Maple Street	Erection of 1 semi-det dwelling	FL	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
20/500104	8 Northdown	Dem of ex garage and 2 sheds and erect detached dwelling	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
20/503337	Store R/O Toachim House, South Road	Demolish outbuilding, erect 1 x 2bed dwelling	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
20/503982	11 Cross Lane	COU to dwelling	FL	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable

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20/502773	32 High Street	Cou of F/F of commercial unit to F/F apartment	FL	Minor	UC	Y	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
20/505271	6 East Street	G/F Flat	FL	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
20/504048	Land adj Rose Cottage, 10 The Street	Detached dwelling	FL	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
21/504069	Abbey House, 20 East Street	PN for COU of office to 1 Resid dwelling	PN	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
20/504296	Oast Barn at Crouch, South Street	COU barn to dwelling	FL	Minor	UC	N	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
21/504640	1 Granville Cottages, The Crescent	COU holiday let to dwelling	fl	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
21/502341	244 Park Road	1 dwelling	fl	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
21/505745	20 West Street	COU of 1 <sup>st</sup> & 2 <sup>nd</sup> flr offices to 1 dwelling	fl	Minor	UC	n	1	1	0	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
21/506709	69 Barton Hill Drive	Part retro to demolish bungalow and erect replacement	FL	Minor	UC	N	1	1	1	0	1	1	0	0	0	0	1	Minor site – no evidence undeliverable
19/501307	(1 <sup>st</sup> Floor) The Castle Tavern, 210 High Street	Convert FF Flat to B&B	FL	Minor	NS	Y	-1	-1	0	-1	0	-1	0	0	0	0	-1	Minor site – no evidence undeliverable
18/506067	Loyterton Farm, Tickham Lane	LDC (Proposed) for COU from C3 to C2	LD	Minor	NS	n	-1	-1	0	-1	0	0	-1	0	0	0	-1	Minor site – no evidence undeliverable
20/501481	Rides House, Warden Raod	PN for dem of a detached dwelling	PN	Minor	NS	N	-1	-1	0	-1	0	0	-1	0	0	0	-1	Minor site – no evidence undeliverable
18/506677a	Halfway Egg Farm, Featherbed Lane	Hybrid App – Full pp for cou of dwell to replacement farm shop	FL	Minor	NS	n	-1	-1	0	-1	0	0	-1	0	0	0	-1	Minor site – no evidence undeliverable
22/500289	115 Park Road	LDC proposed for cou from single dwelling to HMO with 7 bedrooms	FL	Minor	NS	n	-1	-1	0	-1	0	-1	0	0	0	0	-1	Minor site – no evidence undeliverable
20/503637	Christine and Muriel, London Road	COU from 2 Res Bungalows to guest accommodation (CI) for banqueting hall.	FL	Minor	NS	n	-2	-2	0	-2	0	-2	0	0	0	0	-2	Minor site – no evidence undeliverable

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

Reference	Postal address	Settlement	Allocated dwellings	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	5 Year Total	Phasing comments
A21.1 (ST4)	Land north of Key Street	Sittingbourne	30	0	0	0	0	0	0	No dwellings in 5 year housing land supply
MU2 (ST4)	Land at North East Sittingbourne	Sittingbourne	106	0	0	0	53	53	106	Planning application submitted 22/502834/EIOUT and expected to go to committee in early 2023. Proposal is for up to 380 dwellings
MU3 (ST4)	SW Sittingbourne	Sittingbourne	564	0	0	0	60	60	120	Planning permission granted at appeal for up to 675 dwellings outside of this monitoring year, live application under consideration for reserved matters.
A20.2 (ST4)	152 Staplehurst Road	Sittingbourne	75	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A20.4 (ST4)	35 High Street, Milton Regis	Sittingbourne	10	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A9 (ST4)	Crown Quay Lane, Sittingbourne (Phase II)	Sittingbourne	267	0	0	0	25	60	85	Initial planning application requested for 405 dwellings but 383 permissioned. Planning permission now granted for further 107 dwellings outside of monitoring year. Further applications imminent and expected to deliver remainder of full allocation.
Regen 1 (ST4)	Swale House, East Street	Sittingbourne	95	0	0	0	0	0	0	No dwellings in 5 year housing land supply
Regen 1 (ST4)	Central Avenue	Sittingbourne	121	0	0	0	0	0	0	No dwellings in 5 year housing land supply
Regen 1 (ST4)	Junction of East St and St Michael's Rd	Sittingbourne	16	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A20.1 (ST4)	Orbital, Staplehurst Road	Sittingbourne	60	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A20.11 (ST4)	The Foundry, Rushenden Road	Queenborough	37	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A21.6 (ST4)	Nil Desperandum, Alsager Avenue	Queenborough	22	0	0	0	0	15	15	Application submitted for 22 dwellings
A20.10 (ST4)	Manor Road	Queenborough	6	0	0	0	0	0	0	No dwellings in 5 year housing land supply
Regen 2 (ST4)	West Street, Queenborough	Queenborough	80	0	0	0	0	0	0	No dwellings in 5 year housing land supply
Regen 2 (ST4)	South of Queenborough Creek	Queenborough	380	0	0	0	30	50	80	Homes England site



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Regen 2 (ST4)	West of Rushenden Road	Queenborough	278	0	0	0	60	60	120	Homes England site
Regen 2 (ST4)	Former Istil Mill Site	Queenborough	240	0	0	0	60	60	120	Homes England site
A20.9 (ST4)	Halfway Houses Primary School	Minster/Halfway	60	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A20.8 (ST4)	Preston Skreens, Minster Road	Minster/Halfway	12	0	0	0	0	0	0	No dwellings in 5 year housing land supply
SW/034	Weston Works Brent Hill	Faversham	40	0	0	0	10	30	40	Part of site has planning consent
A20.7 (ST4)	Faversham Police Station	Faversham	12	0	0	0	0	0	0	No dwellings in 5 year housing land supply
SSPP02	Ordnance Wharf, Flood Lane	Faversham	11	0	0	0	0	11	11	
A20.6 (ST4)	Bysingwood Primary School	Faversham	15	0	0	0	0	0	0	No dwellings in 5 year housing land supply
MU6	Land at Lady Dane Farm Phase II	Faversham	60	0	0	0	30	30	60	Phase I nearing completion – Phase II Full planning application 21/502927 submitted by volume house builder Crest Nicolson
SSPP05/04	Swan Quay/Frank and Whittome Belvedere Road	Faversham	10	0	0	0	0	10	10	
A21.11 (ST4)	Land off Colonels Lane	Boughton	15	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A21.12 (ST4)	Land south of Colonels Lane	Boughton	6	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A21.14 (ST4)	Land adj Mayfield, London Road	Teynham	13	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A21.15 (ST4)	Land at Barrow Green Farm	Teynham	30	0	0	0	0	13	13	Planning application (20/503223/OUT) pending consideration for 13 dwellings on part of the site.
A20.12 (ST4)	Former Bus Depot, Shellness Road	Leysdown	10	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A20.13 (ST4)	Iwade Fruit and Produce	Iwade	21	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A20.14 (ST4)	Iwade Village Centre	Iwade	10	0	0	0	0	0	0	No dwellings in 5 year housing land supply
A17 (ST4)	North of Iwade village	Iwade	62	0	0	30	32	0	62	Planning applications approved outside of this monitoring year across 2 separate sites.
A17 (ST4)	Land east of Iwade	Iwade	440	0	0	25	55	55	135	Planning applications approved outside of this monitoring year across 2 separate sites.
A17 (ST4)	Land south east of Iwade (Pond Farm)	Iwade	70	0	0	20	50	0	70	Planning applications approved outside of this monitoring year across 2 separate sites.

**Appendix C: The deliverability of sites awaiting S106 agreement**

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App	Address	Proposal	AppType	Site size	Status22	Allocation	Total22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	5 Year Total	Phasing comments
18/502190/ EIHVB	Land North Quinton Road Sittingbourne Kent	Phase I North - Erection of 91 dwellings . Outline Planning Application - for up to 852 new dwellings (including 10% affordable housing).	FL	Major	S106	MUI	943			60	80	80	220	Full Planning consent for 91 no evidence site is undeliverable and Outline 852 dwellings
16/508602/ OUT	Land At Preston Fields Salters Lane Faversham Kent	Outline application for erection of up to 250 dwellings with all matters reserved except for access	OL	Major	S106	A16	250					45	45	Outline permission multiple assessments, applicant is national volume house builder, allocated site
21/500766/ OUT	Land At Preston Fields (South) Salters Lane Faversham Kent	Outline application for the redevelopment of the site for residential use (All matters reserved).	OL	Major	S106	A16	70				25	25	50	Outline permission multiple assessments, applicant is national volume house builder, allocated site
21/502545/ FULL	Railway Depot Station Road	Residential and commercial development comprising of 32no. residential units and 246 sqm of commercial space (Class E Use), with associated parking and amenity areas	FL	Major	S106	N	32				16	16	32	Full planning consent - no evidence site is undeliverable
20/502715/ OUT	Bobbing Car Breakers, Sheppey Way	Outline application for the redevelopment of the site for residential use (All matters reserved).	OL	Major	S106	N	26					13	13	Outline permission multiple assessments

**Appendix D: Windfall analysis 2014/15 – 2021/22**

The annual completion figures from the base date of Bearing Fruits have been analysed to determine the number of units delivered on sites not allocated in either Bearing Fruits or the previous local plan adopted in 2008. The table below shows the breakdown as follows:

Monitoring year	Total Completions	Allocations	Windfalls	Windfalls as % of total completions
2014/15	618	442	176	28.5
2015/16	593	377	216	36.4
2016/17	556	300	256	46.0
2017/18	572	217	355	62.0
2018/19	674	232	442	65.6
2019/20	767	513	254	33.1
2020/21	704	473	231	32.8
2021/22	1,065	616	449	42.4
<b>TOTAL</b>	<b>5,549</b>	<b>3,170</b>	<b>2,379</b>	<b>43.0</b>
<b>Annual average</b>	<b>682</b>	<b>396</b>	<b>297</b>	

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.

- 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. The emerging local plan review is likely to include a flexible policy approach that supports both care home proposals and wider proposals for accommodation for older people through the provision of specialist accommodation for the over 55s.
- 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. Approximately 24 pitches have been granted permission between April 2018 and January 2021 through the implementation of this policy, a trend that is set to continue.
- The council identifies capacity in and around Sittingbourne town centre for approximately 850 dwellings through development of specific sites and change of use/ conversion. None of these sites are included as part of the windfalls because they are emerging allocations for the Local Plan Review and/ or are the subject of pre-application discussions. However, there are further sites that have an uncertain future but these are not yet in a position whereby there is the certainty needed to justify an allocation in an emerging local plan. It is therefore prudent to consider these sites as windfalls. Such sites might include commercial premises that may be set to relocate along with commercial restructuring in Sheerness town centre that could see an increase in residential development on vacant sites and buildings.
- The emerging local plan is likely to include a policy to support SME housebuilders and to support proposals for small scale development in sustainable locations that are not allocations. Such a policy is designed to support the business model of SME housebuilders and to recognise the contribution they make to housing delivery in the borough. This is in addition to policies to support alternative housing products such as park homes that are also unlikely to be specific allocations. This will further contribute to the delivery of windfalls.

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 2014/15 of 176 dwellings and the highest delivery in 2021/22 of 449 dwellings. The average windfall figure over the 8 years reviewed is 297 dwellings, a quantum that is over 2 and half times higher than the Local Plan allowance.

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.

