



Housing Land Supply Position Statement

2023/2024

November 2023

Housing Land Supply Position Statement 2023/2024

1 EXECUTIVE SUMMARY	2
2 Introduction	3
3 Section 1: The methodology for determining the 5 year housing need	5
4 Section 2: The sources of supply	6
4.1 a) Extant planning permissions	6
4.2 b) Windfall allowance	6
4.3 c) Local Plan Bearing Fruits 2017 site allocations	7
4.4 Components of the 5 year housing land supply	7
5 Section 3: How deliverability has been assessed in Appendices A to D	9
5.1 a) Site promoter engagement	10
5.2 b) Development Management team engagement	10
5.3 c) Physical site surveys	10
5.4 d) Lead in times	10
5.5 e) Build out rates	12
5.6 f) Extant planning permissions	13
5.7 g) Local Plan Bearing Fruits 2017 site allocations	14
5.8 h) Swale related deliverability issues and other matters	14
5.9 i) Overall conclusions on how deliverability has been assessed	16
6 Section 4: Swale 5 year housing land supply calculation	19
6.1 Summary on the Swale five year supply position	19
6.2 Next steps	19
Appendix A: Extant planning permissions	21
Appendix B: The deliverability of Local Plan Bearing Fruits 2017 housing allocations	30
Appendix C: Windfall analysis 2014/2015 - 2022/23	32
Appendix D: Local Housing Need calculation	34
Appendix E: Schedule of site promoter responses	36

1 EXECUTIVE SUMMARY

1 EXECUTIVE SUMMARY

1.0.1 This document represents Swale Borough Council's (the Council) 5 year housing land supply position (1 April 2023 to 31 March 2028) and includes both the calculation of 5 year housing land supply and the methodology used.

1.0.2 For the monitoring year 2023/24, the Council is not seeking to have its land supply confirmed by an annual position statement but has followed national planning practice guidance in the preparation of this statement.

1.0.3 At 1 April 2023 the Council has a **Local Housing Need of 1,086 dwellings per annum (dpa)** and including 5% buffer this creates a requirement of 5,702 dwellings over the five year period (2023-2028).

1.0.4 The Council has a score of **105% against the Government's Housing Delivery Test (HDT)** and anticipate a result of 108% against the next and this enables the Council to choose to apply a 5% buffer to its 5 year housing land supply calculation.

1.0.5 The Council at 1 **April 2023 can demonstrate 4.72 years worth of housing land supply** measured against the Governments housing land supply calculation. There are 5,379 dwellings within the Councils housing land supply that are deemed deliverable within the next five years a shortfall of 323 dwellings against the 5 year requirement.

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

- An increase in the local housing need requirement from 776 dwellings per annum (dpa) as determined through the Council's adopted Local Plan Bearing Fruits 2017, to 1,086 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 capped 40% increase in housing requirement for the Council.
- 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.
- There have also been some historical slippages in anticipated timings across a number of strategic sites as a result of delays to the completion of the M2 junction 5 improvements.

2 Introduction

2.0.1 This statement provides the Council's annual 2023/24 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 2023 to 31 March 2028. For 2023/24, the Council is not seeking to have its land supply confirmed by an annual position statement but has followed national planning policy and guidance.

2.0.2 Housing land supply is monitored by the Council to ensure that the Local Plan is delivered and that housing needs are being met. The 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 Council score less than 70% against the Governments Housing Delivery Test.

2.0.3 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.

2.0.4 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 and identify actions to increase delivery in future years. Whereas the Council anticipates good performance against the next HDT results, a new Housing Land Supply Action Plan will be published. This Plan will seek to address medium term supply and completion of dwellings issues and provide actions that will help to improve the 5 year housing land supply position.

2.0.5 The monitoring data used in the 5 year housing land supply calculation represents the position as at 1 April 2023, to provide both an up to date and regular assessment, in accordance with the NPPF. Where updates to the planning status of a site are applicable, to preserve the monitoring year data, the Council has not adjusted the status of the site in terms of its allocation or planning permission but has used the information to more accurately inform the timescale of its likely delivery.

2.0.6 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 2023, whilst Section 3 examines how deliverability and developability have been addressed. Section 4 provides the actual calculation of the 5 year housing land supply. Also there are appendices that accompany this report:

2.0.7 Appendix A: Deliverability of extant planning permissions.

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

2.0.9 Appendix C: Windfall analysis 2014/15 – 2022/23

2.0.10 Appendix D: Calculation of the Councils Local Housing Need.

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

2 Introduction

2.0.12 This statement includes updates in respect of site yields and delivery from: officer conducted site surveys, site promoter email survey responses, information from the Council's development management process, and officer analysis of past housing delivery including windfall completions and lead in times and build out rates of sites.

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

3

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

3.0.1 The Council's 5 year land supply is derived using a calculation by which performance against the Government standard method for determining a Local Housing Need is recorded, together with the addition of an appropriate buffer as set out by the Council's score against the Government's Housing Delivery Test. Data for the 5 years supply calculation is obtained by the monitoring of developments within Use Class C3 (residential) and C2 (residential care).

3.0.2 Due to the LPBF 2017 being more than five years old, the NPPF requires the use of the Government standard method for calculating the Local Housing Need for the Council. This figure currently stands at 1,086 dwellings per annum for the monitoring year 2023/24 (see Appendix D for the calculation).

3.0.3 The Council has a score of 105% against the Government's Housing Delivery Test (HDT) as confirmed by DLUHC email. Further, the Council anticipate a an even better result of 108% against the next HDT and on this basis enables the Council to choose to apply a 5% buffer to its 5 year housing land supply calculation.

4 Section 2: The sources of supply

4 Section 2: The sources of supply

4.0.1 This section sets out the approach taken to identify the potential sources of supply. The base date for the data is the year ending 31 March 2023, with the developed status of the sites verified by the Council in their annual site surveys undertaken in March to April 2023. All results are verified by Kent County Council for their annual housing information audits, with the same approach having been consistently used by all Kent Councils for many years. The actual and potential sources of supply comprise extant planning permissions, a windfall allowance and LPBF 2017 site allocations for housing.

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

4.1 a) Extant planning permissions

4.1.1 These comprise both non-major sites (1 to 9 dwellings) and major sites (10 or more dwellings) and are represented as those sites (both not started and under-construction) and are considered deliverable from 1 April 2023 onwards. The sites in question are included in Appendix A.

4.1.2 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.

4.1.3 For this 5 year housing land supply calculation, out of a total of 6,783 dwellings with extant planning permission, 4,351 dwellings are considered deliverable within the 5 year housing land supply, with 449 dwellings on non-major sites and 3,902 on major sites.

4.1.4 Treatment of losses - net completions

4.1.5 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'.

4.2 b) Windfall allowance

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

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

4.2.2 Over a 9 year period 2014/15 to 2022/23 there has been an **average of 289 dwellings per annum** completed from windfalls since 2014, far in excess of the 110 allowance confirmed through the Local Plan Bearing Fruits 2017 examination.

4.2.3 A clear pattern has emerged that windfall delivery in the Borough has remained strong over a period of time. Based on the 9 year annual average of windfall completions a windfall allowance of 578 dwellings has been made to the 5 year housing land supply for years 4 and 5 at 289 dwellings per annum. This allowance is considered reasonable for these two years after: the vast majority of existing extant windfall sites will have been considered built out in years 1 to 3 (table 4.2.1), and that the quantum of 289 per year is lower than 6 of the 9 years of windfall completions monitored.

Section 2: The sources of supply

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

	Year 1 Phasing 2023/24	Year 2 Phasing 2024/25	Year 3 Phasing 2025/26	Year 4 Phasing 2026/27	Year 5 Phasing 2027/28	Total Windfall Phased
Extant windfall	242	301	213	41	22	819

Table 4.2.1 Windfall sites delivery

4.3 c) Local Plan Bearing Fruits 2017 site allocations

4.3.1 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 permissions outside of the monitoring year, the existing allocation yield is used for that monitoring year and until permission is granted, at which point the yield is updated in the following Housing Land Supply position statement.

4.3.2 It is considered that out of the remaining 1,963 dwellings available on the Local Plan Bearing Fruits site allocations, 450 dwellings are considered deliverable within the 5 year housing land supply.

4.4 Components of the 5 year housing land supply

4.4.1 The figure below illustrates the components of the Council's 5 year housing land supply as set out in section 3 a to d above. The supply of sites whilst under the 5 year requirement is strong with the majority of it 81% (8% minor sites, 73% major sites) coming from sites with extant planning permission. There is also reasonable contributions from the Local Plan Bearing Fruits 2017 allocations and a windfall allowance.

4 Section 2: The sources of supply

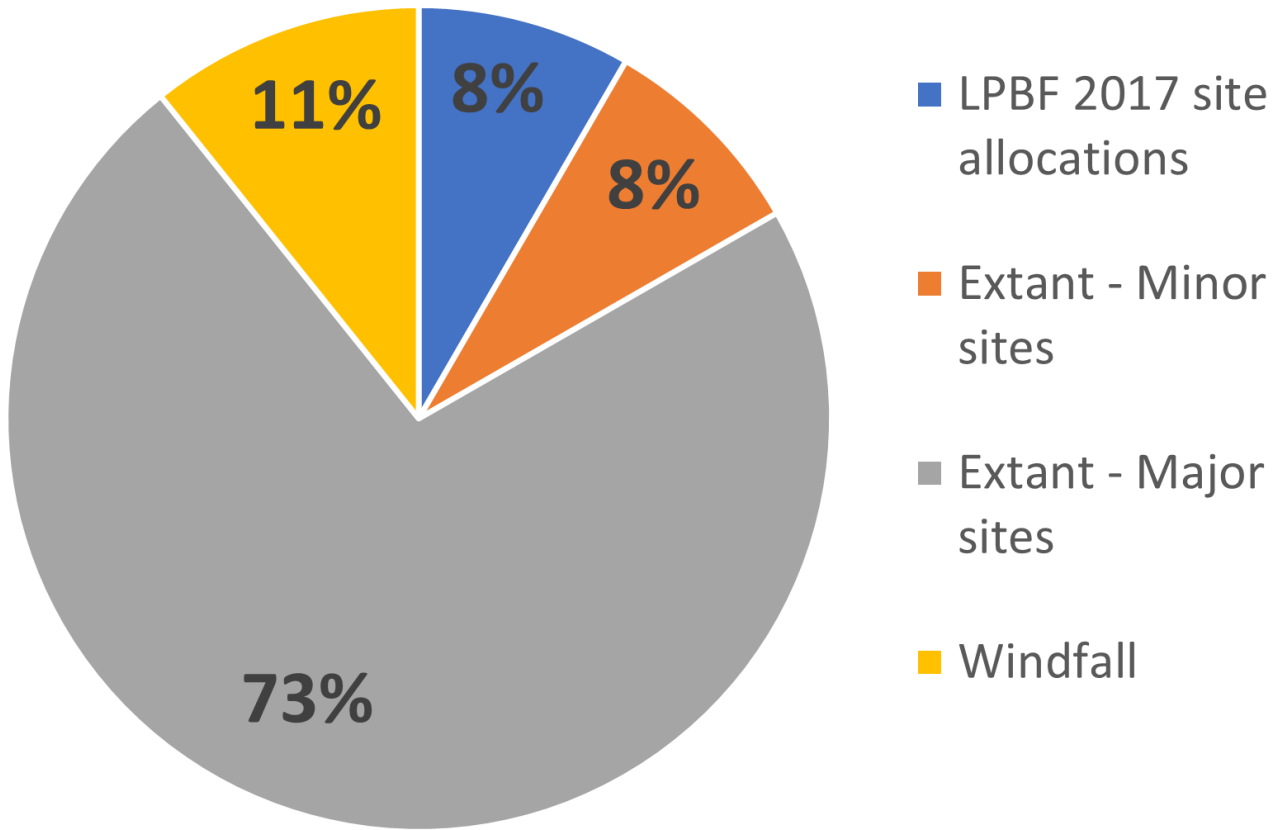


Figure 4.4.1 Components of 5 year housing land supply

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

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

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

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

5.0.2 With regards to sites that are described in bullet point a (more commonly known as category a sites) of the NPPF glossary the onus is on clear evidence that homes will not be delivered within 5 years, whilst bullet point b (category b) sites should only be considered deliverable within 5 years where there is clear evidence. In the case of category b sites a list of evidence types has been set out within the PPG, however it should be noted that the list is not exclusive and other types of evidence may also be suitable. The types of evidence set out in guidance is high level and provides broad definitions as starting points for evidence gathering particularly where reference is made to site assessments. With regards to category b sites The Housing Land Supply and Delivery NPPG at paragraph 007 states:

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

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

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

5.0.5 The Council has noted and acted upon the changes made by the NPPF in its consideration on the degree to which the delivery of sites is realistic .

5.0.6 It is important to note that the primary monitoring data represents the position at 1 April 2023, to provide both an up to date and regular assessment, in accordance with the NPPF. However, where updates to a sites’ planning status are applicable, to preserve the monitoring year data, the Council has not adjusted the status of the site in terms of its allocation or planning permission but has reflected the change to more accurately determine the site’s likely timing of delivery.

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

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

5.1 a) Site promoter engagement

5.1.1 Developer/landowner/consultants (site promoters) projections for the expected delivery of sites have been canvassed by the Council on an annual basis since 2016. For this update it has included both on going engagement with Local Plan allocations and a survey of major sites (10 or more dwellings) with planning permission. For the survey, the Council's anticipated phasing and delivery rates were provided and site promoters were requested to confirm if they agreed with the position and if not to provide alternatives and supporting evidence.

5.1.2 There were 47 site promoters contacted with 35 responding to the survey, an engagement rate of 75%. 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.

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

5.2 b) Development Management team engagement

5.2.1 Engagement and site reviews 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

5.3 c) Physical site surveys

5.3.1 As part of identifying the number of completed dwellings delivered in the monitoring year and the overall progress sites are making towards delivery, all sites with detailed planning consent have been subjected to a visit by Council officers during March and April 2023. The surveys consists of the following elements:

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

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

5.4 d) Lead in times

5.4.1 This refers to the time taken from granting of planning application consent to delivery of the first completion/s on a site. It considers: the determination of an outline or detailed application, the completion of a S106 agreement, the preparation (including, if necessary, the sale to a developer) and determination, as appropriate, of any reserved matter applications, together with addressing pre-commencement planning conditions, to the time taken to open up the site (such as access roads, site clearance, removal of brickearth) to achieve the first completions.

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

- Urban Extensions Assessment of Delivery Rates, Savills October 2014;

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

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

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

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

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

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

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

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

5.4.7 Analysis of Local lead in times

5.4.8 A Borough wide review of lead in times has been under taken. The review looked at the period of time from the decision date of granting planning permissions for major house sites to the mid point of the monitoring year of a the first recorded dwelling on a site. Table 5.4.1 below sets out the local average lead in times for the 8 year period 2015/16 to 2022/23. From the data collated it can be determined that on average a full planning consent can take just over 2 years to deliver first completions dwellings whilst an outline consent can take 4 years.

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

Year	Full planning	Outline planning
Average	2.4	4.0
2022/23	2.1	5.2
2021/22	2.6	4.1
2020/21	2.9	4.6
2019/20	4.5	4.6
2018/19	2.5	No data
2017/18	1.3	3.9
2016/17	2.3	2.3
2015/16	0.9	3.1

Table 5.4.1 Local lead in times

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

5.5 e) Build out rates

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

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

5.5.3 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.

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

5.5.5 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.

5.5.6 Local build out rates

5.5.7 A Borough wide review of the average build out rates by site size has also been under taken from analysis of the Councils recorded completions. Table 5.5.1 below shows the result of the review and sets out the what the average local build out rates have been for the 8 year period 2015/16 to 2022/23.

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

5.5.8 For the purpose of phasing and delivery, minor sites (1 to 9 dwellings) are assumed to be deliverable within the 5 year period unless clear evidence to the contrary has been identified. How the phasing and delivery of major sites has been determined is set in detail below.

Site size (dwellings)	0-4	5-9	10-24	25-49	50-99	100-249	250-499
Average	2	6	10	17	27	45	72
2022/23	2	6	11	21	11	48	76
2021/22	2	6	4	7	42	46	102
2020/21	2	5	14	10	41	37	72
2019/20	2	6	7	14	25	39	61
2018/19	1	4	12	37	11	46	20
2017/18	2	6	11	15	8	38	151
2016/17	1	5	8	13	47	52	88
2015/16	1	6	12	16	29	52	6

Table 5.5.1 Local build out rates

5.6 f) Extant planning permissions

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

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

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

5.6.4 Major sites with outline planning consent have been subjected to rigorous evidence gathering to determine whether they are deliverable within the 5 year housing land supply. This process has been considerate of the the NPPF 2021 Annex 2 category b sites criteria and accompanying PPG. Evidence gathering has consisted of:

- Progress towards detailed planning consent, including feedback from the Councils Development Management team;
- Site promoter engagement and evidence gathering;

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

- Review of site specific constraints; and,
- Infrastructure funding and delivery.

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

5.7 g) Local Plan Bearing Fruits 2017 site allocations

5.7.1 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. 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.

5.7.2 Further, any Local Plan site allocation within the 5 year housing land supply has also been subject to the same rigorous evidence gathering process of outline planning consents as set out above.

5.8 h) Swale related deliverability issues and other matters

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

5.8.2 Masterplan/development briefs

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

5.8.4 Mineral safeguarding

5.8.5 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.

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

5.8.7 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.

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

Transport infrastructure

5.8.8 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.

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

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

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

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

5.8.13 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.

Viability

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

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

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

5.8.16 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.

5.8.17 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.

5.8.18 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.

5.8.19 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.

5.8.20 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.

5.8.21 Decision making timescales

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

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

5.8.24 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.

5.9 i) Overall conclusions on how deliverability has been assessed

5.9.1 The 'every site is different' approach has been central to the Council's consideration of all components affecting the deliverability of sites. A robust approach has been taken in identifying and evidencing of sites that contribute to the Council's 5 year housing land supply calculation. Including progress of planning

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

consents, feedback and evidence from site promoters and challenged as appropriate, alongside reviews of national and local evidence, has produced a robust and cautious analysis that can thus be viewed as giving greater confidence in the land supply position.

5.9.2 Phasing and deliverability methodology

5.9.3 To provide clarity to the Councils approach to phasing sites and to benchmark feedback from site promoters on delivery rates the following phasing methodology has been produced as summarised in Figure 5.9.1. As discussed above, the methodology has been informed by national studies and local evidence into lead in times, discussions with the house building industry and is compliant with national planning policy and guidance. In terms of the anticipated build out rates of sites the Councils approach has been to use the 8 year average by site size as set out above unless there is evidence and feedback from site promoters that would determine an alternative rate.

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

5.9.5 Minor sites (1-9 dwellings)

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

- A minor site under construction is considered to delivery completions in year 1;
- A minor site with detailed planning consent on greenfield that has not started is considered to deliver completions in year 2 allowing 1 year for ground clearance and construction;
- A minor site with detailed planning consent on brownfield that has not started construction is considered to deliver completions in year 3 allowing 1 year for the more complex nature of ground clearance than greenfield and 1 year for construction;
- A minor site with outline planning consent is considered to deliver completions in year 4 allowing 1 years for reserved matters consent, 1 year for site clearance and 1 year for construction.
- A minor site that is a Local Plan allocation with clear evidence of deliverability within first 5 years is considered to delivery completions in year 5 allowing 3 years to gain planning consent, 1 year for site clearance and construction; and,
- A minor site that is a Local Plan allocation that does not have clear evidence of deliverability within the first 5 years is considered to delivery completions from year 6 onwards.

5.9.7 Major sites (10 or more dwellings)

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

- A major site under construction is considered to delivery completions in year 1;
- A major site with detailed planning consent that has not started is considered to deliver completions in year 2 allowing 1 year for ground clearance and construction;
- A major site with a resolution to grant detailed planning consent is considered to deliver completions in year 3 allowing 1 year to resolve the S106 agreement and 1 year for ground clearance and construction;
- A major site with outline planning consent and strong evidence of deliverability has been identified is considered to deliver completions in year 3 allowing 1 year to determine reserved matters and 1 year for ground clearance and construction;

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

- A major site with outline planning consent and clear evidence of deliverability is considered to deliver completions in year 4 allowing 2 years for reserved matters planning consent, 1 year for site clearance and 1 year for construction.
- A major site with outline planning that does not have clear evidence of deliverability within the first 5 years is considered to delivery completions from year 6 onwards.
- A major site that is a Local Plan allocation with clear evidence of deliverability within first 5 years is considered to delivery completions in year 5 allowing 3 years to gain planning consent, 1 year for site clearance and construction; and,
- A major site that is a Local Plan allocation that does not have clear evidence of deliverability within the first 5 years is considered to delivery completions from year 6 onwards.

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

Figure 5.9.1 Phasing diagram

Section 4: Swale 5 year housing land supply calculation 6

6 Section 4: Swale 5 year housing land supply calculation

6.0.1 The table below sets out the Council's 5 year housing land supply calculation in full. It shows that with a 5% buffer applied by the HDT results, the Council has 4.72 years of deliverable sites within the 5 year period (Table 6.0.1).

5 year housing requirement	
a. Annual Local Housing Need Target (Government standard method)	1,086
b. Five year housing land supply require (1086 x 5)	5,430
c. Plus the required buffer of 5% requirement (5430 x 0.05)	272
d. Total 5 year housing requirement	5,702
Housing land supply 01/04/23 to 31/03/28	
e. Extant planning permissions (Appendix A)	4,351
f. Local Plan Allocations (Appendix B)	450
g. Windfalls (Appendix C)	578
h. Total Supply (e+f+g)	5,379
Five year housing land supply position	
i. Total five year housing land supply (h/d x5)	4.72
j. Shortfall in dwellings (h-d)	-323

Table 6.0.1 5 year Housing Land Supply Calculation

6.1 Summary on the Swale five year supply position

6.1.1 The Council's 5 year housing land supply has marginally worsened by 0.11 years compared to the last published position in December 2022. This is in part due to: a small increase on the previous years local housing need number from 1,078 to 1,086; and the pause on the Councils Local Plan Review due to the continuing uncertainty regarding the Government intention towards housing need.

6.1.2 Whilst the Council at present has a shortfall against the Governments 5 year housing land supply requirement, 81% of the supply comes from extant planning permissions. Further, the Local Housing Need calculation for the Borough has reached its 40% increase cap and this results in no further possible increase in housing requirement in future years or until the calculation is revised or replaced by the Government. Based on these two factors the Councils 5 year housing land supply position is likely to remain stable or improve in subsequent years.

6.2 Next steps

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

6 Section 4: Swale 5 year housing land supply calculation

- The Council will review its local evidence including lead in times, build out rates and site promoter surveys that inform the Councils 5 year housing land supply methodology so that it continues to be robust and up to date.
- Future 5 year housing land supply position statements will be mindful of, and review any emerging developments or changes in national and local planning policy.
- 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.
- 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.
- Officers will also be under taking training with Council members including those on the Planning committee regarding the Councils 5 year housing land supply methodology and current supply position.

Appendix A: Extant planning permissions

Appendix A: Extant planning permissions

App	Address	Postcode	Proposal	AppType	Site size	Status 3	Greenfield	Allocation	Original	Total23	Losses23	NS23	UC23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	5 year total	Phased beyond 5 years	Overall Summary
14/501588	Land at Stones Farm, The Street	ME9 9AD	O/L for 550-600 houses	OL	MAJ	NS	Y	Y	600	20	0	20	0						0	20	* Site phasing and delivery established by the Councils methodology
06/1448	Conyer Brickworks	ME99HL	24 dwellings	AP	MAJ	NS	N	N	24	24	0	24	0		10	10	4		24	0	* Site phasing and delivery established by the Councils methodology
19/506047	Land north of Plover Road	ME12 3BT	Res Mats for erection of 95 dwellings	RM	MAJ	NS	Y	Y	95	95	0	95	0		27	27	27	14	95	0	* Site phasing and delivery established by the Councils methodology * Site developer agrees with the Councils phasing and delivery assumptions
13/1455	Parcels D,E,F&G, Harps Farm Thistle Hill		O/L pp for up to 431 dwellings	OL	MAJ	NS	Y	Y	431	260	0	260	0		72	72	72	44	260	0	* Site phasing informed by site promoter delivery established by the Councils methodology * Reserved matters planning submitted
18/503855	Land off Plover Road	ME12 3BT	O/L for residential development (approx. 25 dwellings)	OL	MAJ	NS	Y	Y	25	25	0	25	0			17	8		25	0	* Site phasing and delivery established by the Councils methodology * Reserved matters planning submitted
17/500727	Manor Farm, Key Street	ME10 1YU	O/L for 50 dwellings	OL	MAJ	NS	Y	Y	50	50	0	50	0			27	23		50	0	* Site phasing and delivery established by the Councils methodology * Reserved matter planning submitted * Site developer states 2 year build out
18/503135	Land west of Barton Hill Drive	ME12 3LZ	O/L Dev of up to 700 dwellings	AP	MAJ	NS	Y	Y	700	700	0	700	0		5	50	55	60	170	530	* Site phasing and delivery informed by site promoter * Discharge of conditions submitted * Reserved matters planning submitted
19/505215	Land off, Sheppey Way		14 bungalows/chalet bungalows	FL	MAJ	NS	Y	N	14	14	0	14	0		10	4			14	0	* Site phasing and delivery established by the Councils methodology * Site planning consultant agrees with the Councils phasing and delivery assumptions
19/505038	The Lion, 2 Church Street, Milton Regis	ME10 2YJ	O/L to dem pub and erect 15 flats	OL	MAJ	NS	N	N	15	15	0	15	0				10		10	5	* Site phasing and delivery established by the Councils methodology * Air quality assessment * Discharge of conditions submitted
19/500887	Land adj 127 High Street	ME12 4DF	Erection of 15 Dwellings.	FL	MAJ	NS	Y	Y	15	15	0	15	0		10	5			15	0	* Site phasing and delivery established by the Councils methodology
16/506946	Bell House, Bell Road	ME10 4DH	Mixed use dev of 165 apartments, medical centre and pharmacy & refurb/ext of Bell House offices	FL	MAJ	NS	N	Y	165	165	0	165	0		45	45	45	30	165	0	* Phasing and delivery based on methodology * Site developer agrees with the Councils phasing and delivery assumptions
18/504562	Ellens Court, Lady Margaret Manor Road	ME9 ONT	Extension to care home to provide 12 additional bedrooms and 6 self contained apartments	FL	MAJ	NS	N	N	10	10	0	10	0		10				10	0	* Site phasing and delivery established by the Councils methodology
16/507689	Land btwn Frogmal Lane and Lower Road	ME9 9TU	O/L PP for 300 dwellings and B1(a), B1(b) & B1(c) and sports ground	OL	MAJ	NS	Y	Y	300	300	0	300	0		5	112	104	79	300	0	* Site phasing and delivery informed by site promoter * Discharge of conditions submitted * Pre app sets out reserved matters submission and site start timetable
18/502372	Land at Great Grovehurst Farm, Grovehurst Road	ME9 8RB	O/L pp for 115 dwellings	OL	MAJ	NS	Y	Y	115	115	0	115	0			40	49	26	115	0	* Phasing and delivery rates informed by site developer * Site developer provided reserved matters timetable off site infrastructure timetable
19/501845	2 Bramblefield Lane	ME10 2SU	O/L for dem of ex house and erect 23 dwellings behind	OL	MAJ	NS	Y	N	23	23	0	23	0						0	23	Site phasing and delivery established by the Councils methodology
18/506677b	Halfway Egg Farm, Featherbed Lane	ME9 8RA	Hybrid app - O/L for dem of farm shop and agri builds and erect 19 dwells	OL	MAJ	NS	Y	N	19	19	0	19	0				10		10	9	* Site phasing and delivery established by the Councils methodology * Flood risk assessment * Discharge of conditions submitted
19/501699	R/O 45-55 High Street	ME104BJ	Erect 32 apartments	fl	MAJ	NS	N	N	32	32	0	32	0		17	15			32	0	Site phasing and delivery established by the Councils methodology
21/506242	Bank House, Broadway	ME12 1TW	PN for COU from commercial to 10 flats	PN	MAJ	NS	N	N	10	10	0	10	0		10				10	0	Site phasing and delivery established by the Councils methodology
20/501208	240-248 High Street	ME12 1UP	O/L for dem of service station/restaurant and erect 22 dwellings	OL	MAJ	NS	N	N	22	22	0	22	0						0	22	* Site phasing and delivery established by the Councils methodology * Site developer agrees with the Councils phasing and delivery assumptions

Appendix A: Extant planning permissions

17/505711	Land south west Sittingbourne/Wise Lane		Hybrid app for O/L 595 dwellings (plus commercial units)	AP	MAJ	NS	Y	Y	595	595	0	595	0						288	307	* Site phasing and delivery established by the Councils methodology * Multiple reserved matter planning submitted * Infrastructure 22/504822/REM Access, Appearance, Landscaping, Layout and Scale for the erection of a substation, Gas Governor, associated access and works – permitted
20/505156	Former Adult Ed Centre, College Road	ME10 11F	Conv building into 18 apartments + erect 4 resid units	fl	MAJ	NS	n	n	22	22	0	22	0		10	10	2		22	0	* Site phasing and delivery established by the Councils methodology
20/503325	Land east of Crown Quay Lane	ME10 3ST	107 Dwellings	fl	MAJ	NS	y	Y	107	107	0	107	0		45	45	17		107	0	* Site phasing and delivery established by the Councils methodology
21/502545	Railway Depot, Station Road	ME13 8GE	82 dwellings & 246 sq m of commercial space	FL	MAJ	NS	Y	N	32	32	0	32	0		17	15			32	0	* Site phasing and delivery established by the Councils methodology
18/502190	Land north of Quinton Road	ME10 2SX	**PENDING SECTION 106** Up to 1200 dwellings - Hybrid app	OL	MAJ	NS	Y	Y	1200	1200	0	1200	0		72	72	72	72	288	912	* Site planning consultant confirms client agrees with Council phasing and delivery rates * Resolution to grant, awaiting completion S106 agreement * Detailed planning Phase 1 91 dwellings, Phase 2 257 dwellings * Outline consent planning for 857 dwellings
16/508602	Land at Preston Fields, Salters Lane	ME13 8YD	O/L for upto 250 dwellings	OL	MAJ	NS	Y	Y	250	250	0	250	0			72	72	72	216	34	* Site phasing and delivery established by the Councils methodology * Multiple discharge of conditions submitted * Reserved matters 231 dwellings submitted
21/500766	Land at Preston Fields (South) Salters Lane	ME13 8YD	O/L for upto 70 dwellings	OL	MAJ	NS	Y	Y	70	70	0	70	0						0	70	* Site phasing and delivery established by the Councils methodology
21/503749	Land end of Bartletts Close, Halfway	ME12 3EG	Res Matts for 17 dwellings	RM	MAJ	NS	Y	n	17	17	0	17	0		10	7			17	0	* Site phasing and delivery established by the Councils methodology
19/503974	Land East of Iwade	ME9 8ST	Hybrid app - O/L for 466 dwells	OL	MAJ	NS	Y	Y	466	466	0	466	0					72	72	394	* Site phasing and delivery established by the Councils methodology * Multiple site assessments as part of outline consent * Discharge of conditions submitted * Site developer agrees with the Councils phasing and delivery assumptions
20/505921	Land at Highfield Road		O/L for 16 dwellings	OL	MAJ	NS	Y	N	16	16	0	16	0						0	16	* Site phasing and delivery established by the Councils methodology * Site developer agrees with the Councils phasing and delivery assumptions
22/503724	Land at Stones Farm, Phase 2, The Street	ME9 9AD	Res Matts for mixed use dev for 270 dwells	RM	maj	NS	y	Y	270	270	0	270	0		72	72	72	54	270	0	* Site phasing and delivery established by the Councils methodology
21/501839	Land off Otterham Quay Lane		O/L pp for up to 74 dwellings	ap	maj	NS	y	n	74	74	0	74	0						0	74	* Site phasing and delivery established by the Councils methodology Site planning consultant agrees with Council phasing and delivery rates
06/0750	Phase 3, Land adj Thistle Hill Way	ME12 3RU	Res Matts for 31 dwellings	RM	MAJ	UC	Y	Y	18	2	0	0	2	2					2	0	* Site phasing and delivery established by the Councils methodology
14/0334	Adj 105 Marine Parade	ME12 2BE	Dem of garages and erect 5 houses & 9 flats	FL	MAJ	UC	N	N	14	2	0	2	0	2					2	0	* Site phasing and delivery established by the Councils methodology
16/507181	31 London Road	ME10 1NC	Conv Doc Surgery to 5 flats & 3 new to rear	FL	MAJ	UC	N	N	10	10	0	0	10	10					10	0	* Site phasing and delivery established by the Councils methodology
20/501033	East Hall Farm, East Hall Lane	ME10 2TJ	Res Matts for Up to 33 dwellings	RM	MAJ	UC	Y	Y	27	27	0	0	7	7					7	0	* Site phasing and delivery established by the Councils methodology
17/502604	Osprings Brickworks (Northern area)	ME13 7NT	Res Matts for 127 dwellings	RM	MAJ	UC	Y	Y	127	50	0	0	13	13					13	0	* Site phasing and delivery established by the Councils methodology
16/505788	Barton Court, New Road	ME12 3PX	Alt & Extend to provide 70 bedrooms	FL	MAJ	UC	N	N	39	14	0	14	0	14					14	0	* Site phasing and delivery established by the Councils methodology
15/502912	Milton Pipes, Cooks Lane	ME10 2QF	Dem of ex builds & dev 162 houses & 80 flats	FL	MAJ	UC	N	Y	242	109	0	0	60	45	15				60	0	* Site phasing and delivery established by the Councils methodology
99/0822	BMM WESTON, BRENT ROAD	ME13 7EB	DEM.EX.ERECT 27 FLATS + 1 BED LODGE	FL	MAJ	UC	N	N	28	28	0	0	28	17	11				28	0	* Site phasing and delivery established by the Councils methodology
05/1197	Boundary Close	ME12 3RG	17 Dwellings (now 16 dwellings)	FL	MAJ	UC	Y	N	18	8	0	4	2	6					6	0	* Site phasing and delivery established by the Councils methodology
17/506010	Southlands, Rook Lane	ME9 8DZ	74 Suite (replacement) Care Home	FL	MAJ	UC	N	N	41	41	0	0	41	17	17	7			41	0	* Site phasing and delivery established by the Councils methodology
19/501160	Coleshall Farm, Ferry, Road	ME9 8QY	Res Matts for 60 bed care home	RM	MAJ	UC	Y	Y	33	33	0	0	33		33				33	0	* Site phasing and delivery informed by site developer

Appendix A: Extant planning permissions

18/506283	Ospringle Brickworks (Southern area)	ME13 7GY	Res Mats for 14/502729 for 123 dwellings	RM	MAJ	UC	Y	Y	123	87	0	0	32	27	5			32	0	* Site phasing and delivery established by the Councils methodology	
01/0623	Lydbrook Close	ME10 1NW	Res Mats for residential re-development of site (49 dwellings)	RM	MAJ	UC	N	Y	49	42	0	0	42	42				42	0	* Site phasing and delivery established by the Councils methodology	
18/505151	Land at Stones Farm, The Street	ME9 9AD	Res Mats for 310 dwellings (and commercial facilities)	RM	MAJ	UC	Y	Y	310	289	0	82	85	72	72	23		167	0	* Site phasing and delivery established by the Councils methodology	
18/506417	Land at Southsea Avenue	ME12 2NF	72 dwellings	FL	MAJ	UC	Y	N	72	55	0	36	3	27	12			39	0	* Site phasing and delivery established by the Councils methodology	
20/501183	Land at Otterham Quay Lane	ME8 7UX	COU of land to 36 mobile homes for people over 55	FL	MAJ	UC	N	N	36	36	0	0	34	17	17			34	0	* Site phasing and delivery established by the Councils methodology	
19/501921	Land at Belgrave Road, Halfway	ME12 3EE	153 dwellings	FL	MAJ	UC	Y	Y	153	108	0	35	20	45	10			55	0	* Site phasing and delivery established by the Councils methodology	
19/504831	Land at Scoles Farm, Scoles Road	ME12 3RU	11 dwellings	FL	MAJ	UC	Y	N	11	11	0	0	2	2				2	0	* Site phasing and delivery established by the Councils methodology	
20/504614	Phase 2a Faversham Lakes, Ham Road	ME13 7TS	Res Mats for 106 dwellings	RM	MAJ	UC	Y	Y	106	76	0	0	14	14				14	0	* Site phasing and delivery established by the Councils methodology	
19/503120	Parcel G, Land at Harps Farm		Res Mats for 171 dwellings	RM	MAJ	UC	Y	Y	171	171	0	139	32	30	30	30	40	41	171	0	* Site phasing and delivery informed by site developer
21/501908	The Slips, Scoles Road	ME12 3SN	Res Mats for 62 dwellings	RM	MAJ	UC	Y	Y	62	62	0	49	13	27	27	8		62	0	* Site phasing and delivery established by the Councils methodology	
17/5057118	Land south west Sittingbourne/Wise Lane		Hybrid app for Full pp 80 dwellings (plus commercial units)	AP	MAJ	UC	Y	Y	80	80	0	77	3	27	27	26		80	0	* Site phasing and delivery established by the Councils methodology	
21/501740	Land at Hill Farm, Bobbing Hill	ME9 8NV	Erection of nurse accommodation (commercial) and 30 Residential Dwellings	FL	MAJ	UC	Y	N	30	30	0	11	18	17	12			29	0	* Site phasing and delivery established by the Councils methodology * Site developer agrees with the Councils phasing and delivery assumptions	
18/503506	Land West of Crown Quay Lane	ME10 3JH	Non-Mat Amendment of layout to 16/507877 for 383 dwells	FL	MAJ	UC	N	Y	251	42	0	8	0	8				8	0	* Site phasing and delivery established by the Councils methodology	
21/502287	Adj Quinton Farmhouse, Quinton Road	ME10 2DD	155 dwellings (amended layout to 18/500257).	FL	MAJ	UC	Y	Y	155	132	0	13	52	35	30			65	0	* Site phasing and delivery established by the Councils methodology	
21/502357	Phase 2b Faversham Lakes, Ham Road	ME13 7TS	Res Mats for layout of 111 dwellings	RM	MAJ	UC	Y	Y	111	111	0	101	10	45	45	21		111	0	* Site phasing and delivery established by the Councils methodology * Site developer agrees with the Councils phasing and delivery assumptions	
19/501332	Land at Pond Farm, Grovehurst Road	ME9 8RD	69 dwellings	FL	MAJ	UC	Y	Y	69	69	0	49	20	27	27	15		69	0	* Phasing and delivery rates provided by site developer align with Council phasing and delivery rates	
21/502038	North Phase, Crown Quay Lane	ME10 3JH	95 dwellings (18 flats & 77 houses)	FL	MAJ	UC	Y	Y	95	95	0	65	24	27	27	27	8	89	0	* Site phasing and delivery established by the Councils methodology	
16/500006	106 Scrapsgate Road	ME12 2DJ	Erection of a new detached dwelling	FL	MIN	NS	Y	N	1	1	0	1	0	1				1	0	Minor site phasing and delivery established by Councils methodology	
20/504109	Post Office, 17 The Street	ME8 7UY	Dem of garage & erect dwelling	FL	MIN	NS	Y	N	1	1	0	1	0	1				1	0	Minor site phasing and delivery established by Councils methodology	
20/500757	Highlands, Stalisfield Road	ME13 0HY	Replacement dwelling	FL	MIN	NS	N	N	1	1	0	1	0			1		1	0	Minor site phasing and delivery established by Councils methodology	
16/508678	The Willows, Mungsgore Lane	ME9 8JU	COU of land for 3 resid caravans for gypsy family	FL	MIN	NS	Y	N	3	2	0	2	0	2				2	0	Minor site phasing and delivery established by Councils methodology	
18/501726	Land between 119A and 121A High Street	ME10 4AQ	Erection of building with 2 flats on upper floor	FL	MIN	NS	Y	Y	2	2	0	2	0	2				2	0	Minor site phasing and delivery established by Councils methodology	
19/502999	32 The Broadway	ME12 2RR	Dem of garages and erect one dwelling	FL	MIN	NS	N	N	1	1	0	1	0			1		1	0	Minor site phasing and delivery established by Councils methodology	
19/502872	Building E2 adj to Kaine Farm House, Breach Lane	ME9 7PH	PN for COU of agri build to a dwelling	PN	MIN	NS	Y	N	1	1	0	1	0	1				1	0	Minor site phasing and delivery established by Councils methodology	
19/505389	Building E1 adj to Kaine Farm House, Breach Lane	ME9 7PH	PN for COU of agri build to a dwelling	PN	MIN	NS	Y	N	1	1	0	1	0	1				1	0	Minor site phasing and delivery established by Councils methodology	
20/500391	Strawberry Store, Howt Green, Sheppey Way	ME9 8QP	PN cou of agri build to dwelling	PN	MIN	NS	Y	N	1	1	0	1	0	1				1	0	Minor site phasing and delivery established by Councils methodology	
19/503136	Economic House, 25-27 London Road	ME10 1NC	Erect 2 storey roof extension to create 9 flats	FL	MIN	NS	N	N	9	9	0	9	0			6	3	9	0	Minor site phasing and delivery established by Councils methodology	
20/500367	34 Key Street	ME10 1YS	Dem of storage & erect 4 dwellings	FL	MIN	NS	N	N	4	4	0	4	0			2	2	4	0	Minor site phasing and delivery established by Councils methodology	
20/500725	Adj 145 Barton Hill Drive	ME12 3LZ	Dem of storage build & erect 1 detached dwelling	FL	MIN	NS	N	N	1	1	0	1	0			1		1	0	Minor site phasing and delivery established by Councils methodology	

Appendix A: Extant planning permissions

19/505833	Flint Barn, 22a Nightingale Road	ME13 8RF	Conv barn to dwelling	FL	MIN	NS	Y	N	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology		
19/503146	19-23 Alma Road	ME12 2NZ	Conv care home into 3 dwellings	FL	MIN	NS	n	n	3	3	0	3	0	2	1	3	0	Minor site phasing and delivery established by Councils methodology
20/501903	Rides House Farm, Warden Road	ME12 4HA	PN for COU of 2 barns to 2 dwellings	PN	MIN	NS	Y	N	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
19/505469	74 Unity Street	ME101HX	Conv dwell to 2 flats	FL	MIN	NS	n	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
20/500399	Land R/O 35 Broadway	ME12 1HS	Erection of 4 flats	FL	MIN	NS	n	n	4	4	0	4	0	2	2	4	0	Minor site phasing and delivery established by Councils methodology
19/503768	124 Marine Parade	ME12 2BE	COU workshop to dwelling	FL	MIN	NS	n	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
20/501702	19.5 West Street	ME13 7JE	Conv dwelling into two dwellings	FL	MIN	NS	n	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
20/503787	45 High Street, Blue Town	ME12 1RN	Conv offices to 2 flats	FL	MIN	NS	n	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
19/502476	104 High Street, Milton Regis	ME10 2AN	COU of commercial property to single dwelling	FL	MIN	NS	n	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
19/503528	The Vicarage, Church Lane	ME9 7JU	Dem outbuildings and erect 3 detached dwellings	FL	MIN	NS	y	n	3	3	0	3	0	2	1	3	0	Minor site phasing and delivery established by Councils methodology
19/506131	Land north of Thatched Cottage, Cantebury Road	ME13 8LX	Detached house	FL	MIN	NS	y	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
20/502973	91a London Road	ME9 9QL	Construct 2nd storey to create 1 flat above refurbished shop	FL	MIN	NS	n	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
20/502880	Queenborough Rowing Club, North Road	ME11 5EN	Dem builds erect 2 dwellings	FL	MIN	NS	n	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
20/502385	Iwade Village Hall, The Street	ME9 8RG	Demolish hall and erect 8 dwellings	FL	MIN	NS	n	n	8	8	0	8	0	6	2	8	0	Minor site phasing and delivery established by Councils methodology
20/503593	Parklands, Ashford Road	ME13 0PA	Replacement dwelling	FL	MIN	NS	n	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
20/502727	1st & 2nd Flr, 80a Preston Street	ME13 8NU	Conv resid accomm to 3 flats	FL	MIN	NS	n	n	3	3	0	3	0	2	1	3	0	Minor site phasing and delivery established by Councils methodology
20/504713	Land btwn 13 & 21 Coronation Drive	ME12 4AW	Two semi-detached dwellings	FL	MIN	NS	y	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
19/503267	123 Marine Parade	ME12 2BX	Detached dwelling	FL	MIN	NS	Y	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
20/506050	White Lines, Chequers Hill	ME9 0BL	Demolish extension to ex dwell and erect detached dwelling	FL	MIN	NS	y	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
20/505835	77 Wards Hill Road	ME12 2LH	Dem of dwell and erect pair of semi-det dwells	FL	MIN	NS	n	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
20/505084	69 Church road	ME12 4DG	Conv ex dwell to 2 x dwells and erect 2 new dwells	FL	MIN	NS	n	n	4	4	0	4	0	2	2	4	0	Minor site phasing and delivery established by Councils methodology
20/500765	77 Queenborough Road	ME12 3DB	Dem of ex dwelling and erect 2 det dwells	FL	MIN	NS	N	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
19/504075	Land between 12-22 All Saints Road	ME10 3PB	3 x flats & 1 dwelling	FL	MIN	NS	y	n	3	3	0	3	0	2	1	3	0	Minor site phasing and delivery established by Councils methodology
19/504417	Black Cottages, Mutton Lane	ME13 8UH	2 dwellings	AP	MIN	NS	y	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
21/500063	121 High Street	ME10 4AC	PN for cou of 1st flr to 3 resid units	PN	MIN	NS	n	y	3	3	0	3	0	2	1	3	0	Minor site phasing and delivery established by Councils methodology
21/501241	1 St Mary's Road	ME13 8EH	Extend garage to create a residential flat	FL	MIN	NS	Y	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/501691	25-29 Station Street	ME10 3DU	PN for COU of offices to 6 resid units (F/F and 2nd Floor)	PN	MIN	NS	N	n	6	6	0	6	0	6	0	6	0	Minor site phasing and delivery established by Councils methodology
21/501697	25-29 Station Street	ME10 3DU	PN for COU of offices to 1 resid unit (rear G/F)	PN	MIN	NS	N	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/501699	25-29 Station Street	ME10 3DU	PN for COU of shop to 3 dwellings (G/Floor)	PN	MIN	NS	N	n	3	3	0	3	0	2	1	3	0	Minor site phasing and delivery established by Councils methodology
21/500360	R/O 304 Minster Road	ME12 3NR	Dem of ex garage and erection of detached bungalow	FL	MIN	NS	Y	n	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/501427	R/O 7 Horselees Road	ME13 9TG	1 dwelling	FL	MIN	NS	Y	N	1	1	0	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/502253	Barns at Rickham Fields Farm, Boxted Lane		PN for COU of agric builts to create 2 dwellings	PN	MIN	NS	Y	n	2	2	0	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology

Appendix A: Extant planning permissions

21/503249	R/O 142-146 The Street	ME13 9AP	PN for COU of 2 agri builds to 5 x dwellings	pn	MIN	NS	y	n	5	5	0	5	0	5	0	Minor site phasing and delivery established by Councils methodology
21/501925	Vicarage Yard, The Street	ME9 0LW	COU of stable into 1 dwelling	fl	MIN	NS	y	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/503447	Almshouses, South Road	ME13 7LU	Conv't No.11 into 2 flats	FL	MIN	NS	N	N	2	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
21/505910	40 William Street	ME10 1HR	Conv of dwelling to 2 flats	fl	MIN	NS	n	n	2	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
21/505915	Land between 90 & 92 Barton Hill Drive	ME12 3NF	1 x 1 bed house	FL	MIN	NS	y	N	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/500781	Derbies Barn, Stalisfield Road	ME13 0HN	COU of barn to dwelling	fl	MIN	NS	y	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/504386	21 The Street	ME9 0LO	COU of garage to independent dwelling	FL	MIN	NS	n	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/504693	Land at Swale Way, Great East Hall	ME10 3TF	Res Mats for 8 dwellings	RM	MIN	NS	y	n	8	8	0	8	0	6	2	Minor site phasing and delivery established by Councils methodology
21/505063	105 Bell Road	ME10 4HG	Detached dwelling	fl	MIN	NS	y	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/503580	St Christophers, Kingsdown Road	ME9 0JW	PN for COU of Agri builds to 5 no dwells	pn	MIN	NS	y	n	5	5	0	5	0	5	0	Minor site phasing and delivery established by Councils methodology
21/504972	The Field Bar, Woodgate Lane	ME9 7QB	PN for COU of agri build to 3 no. dwellings	pn	MIN	NS	y	n	3	3	0	3	0	2	1	Minor site phasing and delivery established by Councils methodology
21/504799	Barnfield, Mungore Lane	ME9 8JU	PN for COU of agri build to 4 no. dwellings	pn	MIN	NS	y	n	4	4	0	4	0	2	2	Minor site phasing and delivery established by Councils methodology
21/505139	The Wheatsheaf, 90 East Street	ME10 4RT	Part dem public house, erect extension to fom 7 new flats	fl	MIN	NS	n	n	7	7	0	7	0	6	1	Minor site phasing and delivery established by Councils methodology
20/504746	266 Barton Hill Drive	ME12 3LZ	1 dwelling	fl	MIN	NS	y	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/505091	1 & 2 Westbury Lodge, Ashford Road, North Street	ME13 0LP	Dem of 2 semi det cottages and erect 2 detached dwells	fl	MIN	NS	n	n	2	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
21/505533	Excelsior House, Ufton Lane		COU of A2 to 2 flats	fl	MIN	NS	n	n	2	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
21/504486	95a-b High Street, Milton Regis	ME10 2AR	Conversion of grnd & 1st flr to form 5 dwellings	fl	MIN	NS	n	n	5	5	0	5	0	5	0	Minor site phasing and delivery established by Councils methodology
21/503452	89-90 Preston Street	ME13 8NU	Internal & external refurb building to include 2 flats	fl	MIN	NS	n	n	2	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
21/505790	The Dutch Barn, Chaffes Lane	ME9 7BE	Conv Barn to 2 Dwellings	fl	MIN	NS	y	n	2	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
21/504875	The Old Dairy, Gore Farm, Chaffes Lane	ME9 7BE	Convert and link 3 agri builds to form 1 dwelling	fl	MIN	NS	y	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/503393	181 London Road	ME10 1PA	Conv of existing shop and dwell to 3 flats	fl	MIN	NS	n	n	3	3	0	3	0	2	1	Minor site phasing and delivery established by Councils methodology
21/501565	2 Park Road (and Part 11 West Street)	ME10 1DR	Demolition of stores. Erection of extension to No.11 and new building. COU of 2 Park Rd. All creating 8 flats.	FL	MIN	NS	N	N	8	8	0	8	0	6	2	Minor site phasing and delivery established by Councils methodology
21/506676	7 Chatsworth Drive	ME10 1TW	COU of lounge and part of garden to 1 studio flat	fl	MIN	NS	n	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/503441	Walled Garden, Mount Ephraim, Staple Street	ME13 9TX	Erection of dwelling	FL	MIN	NS	y	N	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
22/500635	11 West Street	ME10 1AJ	PN for COU (from commercial to mixed) and 1 x F/F Flat	PN	MIN	NS	N	N	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
22/501020	Adj 3 Pleasant place, Halfway	ME12 3IG	Erection of bungalow	fl	MIN	NS	y	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology
21/505769	Land to south of Chequers Road	ME12 3SH	7 dwellings	FL	MIN	NS	y	n	7	7	0	7	0	6	1	Minor site phasing and delivery established by Councils methodology
22/500641	Bank House, Broadway	ME12 1TW	Construction of an additional storey to existing building to provide 9 resid units	FL	MIN	NS	n	n	9	9	0	9	0	6	3	Minor site phasing and delivery established by Councils methodology
22/502203	Pear Tree House, Oterham Quay Lane	ME8 8QW	PN for COU of 2 agri builds to 2 dwellings	pn	MIN	NS	y	n	2	2	0	2	0	2	0	Minor site phasing and delivery established by Councils methodology
20/500522	West Faversham Community Centre Bysing Wood Road	ME13 7RH	New building to extend comm centre incl 1st floor Resid Accom	FL	MIN	NS	n	n	1	1	0	1	0	1	0	Minor site phasing and delivery established by Councils methodology

Appendix A: Extant planning permissions

22/502099	Land adj. 1 Western Avenue, Halfway	ME12 3BS	2 detached houses to replace workshop/store	FL	MIN	NS	N	N	2	2	0	2	0			2		2	0	Minor site phasing and delivery established by Councils methodology
22/502322	111 Canterbury Road	ME10 4JA	COU from former doctors surgery to dwelling	fl	MIN	NS	n	n	1	1	0	1	0			1		1	0	Minor site phasing and delivery established by Councils methodology
21/504789	33 Canterbury Road	ME10 4JA	O/L for 3 flats	OL	MIN	NS	Y	n	3	3	0	3	0		2	1	3	0	Minor site phasing and delivery established by Councils methodology	
22/501607	31a St Georges Avenue	ME12 10X	Live/work unit (dwell on 1st & 2nd flr)	FL	MIN	NS	Y	n	1	1	0	1	0			1		1	0	Minor site phasing and delivery established by Councils methodology
20/505000	Sutton House, 5 London Road	ME10 1NC	Conv 2nd Flr to 1 flat	FL	MIN	NS	N	N	1	1	0	1	0			1		1	0	Minor site phasing and delivery established by Councils methodology
20/502715	Bobbing Car Breakers, Sheppey Way	ME9 8QX	**PENDING SECTION 106** O/L for redev of site for upto 16 resid units	OL	MAJ	NS	N	N	0	16	0	16	0					0	16	
22/502522	11 Bayfield, Painters Forstal	ME13 0EF	Dem of outbuild and erect detached dwell	FL	MIN	NS	Y	N	1	1	0	1	0			1		1	0	Minor site phasing and delivery established by Councils methodology
22/502167	Land adj. 29 Scraggs Gate Road	ME12 2EE	2 x semi detached dwells	FL	MIN	NS	Y	N	2	2	0	2	0		2		2	0	Minor site phasing and delivery established by Councils methodology	
22/502490	10 The Broadway	ME12 2RR	O/L for 1 dwelling	OL	MIN	NS	Y	n	1	1	0	1	0			1		1	0	Minor site phasing and delivery established by Councils methodology
22/503054	Double J Farm, Elmley Road	ME12 3SS	PN for cou of 2 barns to 2 dwellings	PN	MIN	NS	Y	N	2	2	0	2	0		2		2	0	Minor site phasing and delivery established by Councils methodology	
21/505544	Hillyfield, Hearts Delight	ME9 8HX	Dem of 1 bung and erect 6 dwellings	FL	MIN	NS	Y	N	6	6	0	6	0		6		6	0	Minor site phasing and delivery established by Councils methodology	
21/500204	Old House at Home, 158-162 High Street	ME12 1UG	Dem of pub and erect mixed use buld inc 8 flats	FL	MIN	NS	N	N	8	8	0	8	0		6	2	8	0	Minor site phasing and delivery established by Councils methodology	
22/503478	The Barn, Dane Lane	ME9 7TE	PN for cou of barn to a dwelling	PN	MIN	NS	Y	N	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	
22/502845	Nether Court, Abbey Farm, Abbey Road	ME13 7BL	Conv 1 dwell to 2 dwells	FL	MIN	NS	N	N	2	2	0	2	0		2		2	0	Minor site phasing and delivery established by Councils methodology	
22/502971	Land adj, 12 Main Road	ME11 5BQ	Detached dwelling	FL	MIN	NS	Y	N	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	
22/503717	4 Valenciennes Road	ME10 1EN	Erection of bungalow	FL	MIN	NS	Y	N	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	
22/503671	2 Springvale	ME9 8RY	Erection of bungalow	FL	MIN	NS	Y	N	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	
22/503971	1 London Road	ME10 1NC	PN for COU of commercial premises to 5 dwellings	PN	MIN	NS	N	N	5	5	0	5	0		5		5	0	Minor site phasing and delivery established by Councils methodology	
22/502256	Land off Imperial Drive	ME12 4SE	6 dwellings	FL	MIN	NS	Y	n	6	6	0	6	0		6		6	0	Minor site phasing and delivery established by Councils methodology	
21/505274	161 London Road	ME10 1PA	O/L for 7 dwellings	OL	MIN	NS	N	N	7	7	0	7	0		6	1	7	0	Minor site phasing and delivery established by Councils methodology	
22/502748	Land north of 217 & 219 Canterbury Road	ME10 4UL	3 dwellings	FL	MIN	NS	Y	N	3	3	0	3	0		2	1	3	0	Minor site phasing and delivery established by Councils methodology	
22/503263	16 Hawthorn Road	ME10 1BB	COU of shop/hairdressers to 2 flats	FL	min	NS	N	N	2	2	0	2	0		2		2	0	Minor site phasing and delivery established by Councils methodology	
20/506107	Read's Orchard, Parsonage Chase	ME12 3JX	9 dwellings	AP	MIN	NS	Y	N	9	9	0	9	0		6	3	9	0	Minor site phasing and delivery established by Councils methodology	
21/503221	25-29 Station Street	ME10 3DU	9 Dwellings	AP	MIN	NS	N	N	9	9	0	9	0		6	3	9	0	Minor site phasing and delivery established by Councils methodology	
22/502340	Adj Westfield Cottages, Breach Lane	ME9 7AA	O/L for detached dwelling	n	Min	NS	y	n	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	
22/503596	Alcabola, Princes Avenue	ME12 2HU	Erect 2 x det bungs (ex bung to remain but extended)	fl	min	ns	y	n	2	2	0	2	0		2		2	0	Minor site phasing and delivery established by Councils methodology	
22/500841	Mall House, The Mall	ME13 8LL	COU from offices to a dwelling	FL	min	NS	N	N	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	
22/504754	South of Martindale, Elm Lane	ME12 3SQ	2 Detached bungalows	fl	min	NS	y	n	2	2	0	2	0		2		2	0	Minor site phasing and delivery established by Councils methodology	
22/505247	Cartref, Silverdale Avenue	ME12 2EP	Replace bung with 2 x houses	fl	min	NS	n	n	2	2	1	2	0		2		2	0	Minor site phasing and delivery established by Councils methodology	
22/505599	Roxeth Day Centre, 18 Mustards Road	ME12 4AG	PN for cou from commercial Class E to Dwelling	PN	min	NS	N	n	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	
22/505484	Chestnut Lodge, Stockers Hill	ME9 0PJ	Replacement Dwelling	FL	min	NS	N	n	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	
22/505605	Land adj Carvell, Clovelly Drive	M12 2SF	Detached House	fl	min	NS	y	n	1	1	0	1	0		1		1	0	Minor site phasing and delivery established by Councils methodology	

Appendix A: Extant planning permissions

22/504959	Fairlands, Empress Gardens	ME12 4NY	Dem of ex bung and erect 2 semi-det dwells	FL	min	NS	N	n	2	2	0	2	0			2	0	Minor site phasing and delivery established by Councils methodology		
19/500303	Seaview Holiday Camp, Warden Bay Road	ME12 4NB	Erect 7 residential chalets to replace Nos. 13,14,31,32,33,34 & 77 (full 12 month occupancy)	FL	min	NS	N	N	7	2	0	2	0			2	0	Minor site phasing and delivery established by Councils methodology		
22/505895	2 Egbert Road	ME13 8SJ	Dem of bung & erect 2 semi-det bungs	fl	min	NS	n	n	2	2	0	2	0			2	0	Minor site phasing and delivery established by Councils methodology		
22/504096	Thatch Cottage, Staplestreet Road	ME13 9TJ	Dem of cottage & replace with 2 det dwells	fl	min	NS	n	n	2	2	0	2	0			2	0	Minor site phasing and delivery established by Councils methodology		
22/505611	Burntwick, The Street	ME9 7EU	2 detached dwellings	FL	MIN	NS	Y	N	2	2	0	2	0			2	0	Minor site phasing and delivery established by Councils methodology		
22/505575	Rose Marie, 91 Scarborough Drive	ME12 2NQ	Dem of bung and erect 2 det bungs	fl	min	NS	n	n	2	2	0	2	0			2	0	Minor site phasing and delivery established by Councils methodology		
22/505202	Double J Farm, Elmley Road	ME12 3SS	Conv 2 agric builds to 1 dwelling	fl	min	NS	y	n	1	1	0	1	0			1	0	Minor site phasing and delivery established by Councils methodology		
22/502686	Meadow Farm, Pond Farm Road	ME9 8UJ	Conv agric build to 2 dwellings	fl	min	NS	y	n	2	2	0	2	0			2	0	Minor site phasing and delivery established by Councils methodology		
22/500989	103 Barton Hill Drive	ME12 3ND	Dem ex bung erect 3 dwells	fl	min	NS	y	n	3	3	0	3	0			2	1	3	0	Minor site phasing and delivery established by Councils methodology
22/505819	69 Barton Hill Drive	ME12 3NF	Chalet bungalow	fl	min	NS	y	n	1	1	0	1	0			1	0	Minor site phasing and delivery established by Councils methodology		
22/503514	The Old Exchange, The Street	ME13 9RQ	COU from office to dwell/live work space	fl	min	NS	n	n	1	1	0	1	0			1	0	Minor site phasing and delivery established by Councils methodology		
22/505876	Capstone, 79 Woodstock Rd	ME10 4HU	New Dwellig	fl	min	NS	y	n	1	1	0	1	0			1	0	Minor site phasing and delivery established by Councils methodology		
22/505973	7 Queenborough Road	ME12 3BY	First fir ext to provide new flat	fl	min	NS	n	n	1	1	0	1	0			1	0	Minor site phasing and delivery established by Councils methodology		
23/500227	Little Callum Farm, Brasser Hill	ME9 7TY	Res Mats for 9 dwellings	rm	min	NS	n	n	9	9	0	9	0			6	3	9	0	Minor site phasing and delivery established by Councils methodology
09/0079	Forge Orchard, Staple Street	ME13 9UD	Replacement dwelling	FL	MIN	UC	N	N	1	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		
09/1000	Site at 131A Minster Road	ME12 3JH	Replacement chalet bungalow and the erection of a bungalow to the rear	FL	MIN	UC	N	N	2	1	0	1	0			1	0	Minor site phasing and delivery established by Councils methodology		
13/0123	34 Goodnestone Road	ME10 3AQ	Cou of bling to two flats with alters to roof & elevation	FL	MIN	UC	N	N	2	2	0	0	2			2	0	Minor site phasing and delivery established by Councils methodology		
15/510309	Borden Lodge, 2A Borden Lane	ME10 1DB	Conv private dwelling to retirement apartments 1x 2 bed unit and 6x 1bed units	FL	MIN	UC	N	N	4	4	0	0	4			2	2	4	0	Minor site phasing and delivery established by Councils methodology
16/507779	Land at Lower Road	ME9 9AT	Erect 8 x 3bed dwellings	FL	MIN	UC	Y	N	8	8	0	0	8			6	2	8	0	Minor site phasing and delivery established by Councils methodology
17/500573	Woodgate Cottages, Woodgate Lane	ME9 8JX	Replace cottages with a five bed detached dwelling and garage	FL	MIN	UC	N	N	1	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		
17/505801	Breach Farm, Breach Lane	ME9 7PE	PN for COU from agric to a dwelling	PN	MIN	UC	Y	N	1	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		
18/502555	1-3 High Street	ME10 4AY	PN for COU from office to 7 residential units (flats)	PN	MIN	UC	N	Y	7	7	0	0	7			6	1	7	0	Minor site phasing and delivery established by Councils methodology
18/500388	18 Burntwick Drive	ME9 7DX	Conversion of existing shop and flat to form a shop unit and 4 flats	FL	MIN	UC	N	N	4	2	0	0	2			2	0	Minor site phasing and delivery established by Councils methodology		
18/504222	Cookham Shaw, Maidstone Road	ME9 7QA	Var of cond of 11/1493 to allow 5 static & 1 touring caravans	VC	MIN	UC	Y	N	5	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		
18/502533	1b Bayford Road	ME10 3AD	Dem of ex building and erect 3 flats	FL	MIN	UC	N	n	3	3	0	0	3			2	1	3	0	Minor site phasing and delivery established by Councils methodology
18/502095	Green Farm Barn, Stalisfield Green	ME13 0HY	Conversion of existing barn to Residential	FL	MIN	UC	Y	N	1	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		
18/505915	South Forstall Farm, Almshouse Road	ME13 0PJ	COU of barn to dwelling	FL	MIN	UC	Y	N	1	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		
18/505761	R/O 47 Brier Road	ME10 1YJ	Erection of Dwelling	FL	MIN	UC	Y	N	1	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		
18/506226	Adj. 50 Parsonage Chase	ME12 3JX	Erection of dwelling (on site of garage)	FL	MIN	UC	Y	N	1	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		
18/505776	Adj Seacot, Southsea Avenue	ME12 2NH	Detached dwelling	FL	MIN	UC	Y	N	1	1	0	0	1			1	0	Minor site phasing and delivery established by Councils methodology		

Appendix A: Extant planning permissions

16/505556	East Hall Farm, East Hall Lane	ME10 3TJ	Convert to 2 semi-detached dwellings	FL	MIN	UC	N	N	2	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
15/501089	Moons of Selling, Grove Road	ME13 9RR	Dem of comm buildings/erect 5 new dwellings	FL	MIN	UC	N	N	5	5	0	3	2	5	0	0	5	0	Minor site phasing and delivery established by Councils methodology
18/505322	Hop Picking Shed, Yaughar Farm, Meresborough	ME9 7FJ	COU of Hop Picking Shed to dwelling	FL	MIN	UC	Y	N	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
19/503284	Adj. 66 All Saints Road	ME10 3PB	Erection of 2 apartments	FL	MIN	UC	Y	N	2	2	0	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
19/503455	Home Farm, Breach Lane	ME9 7DB	PN for COU of Agricultural buildings to 2 dwellings	PN	MIN	UC	Y	N	2	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
18/502932	172 Scarborough Drive	ME12 2LR	4 detached dwellings	FL	MIN	UC	y	n	4	4	0	2	1	2	1	0	3	0	Minor site phasing and delivery established by Councils methodology
20/326303	Rides House, Warden Road	ME12 4HA	Dem of detached dwelling & erect 2 semi-detached	AP	MIN	UC	N	N	2	2	1	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
19/503530	Woodcombe Sports and Social Club, Church Road	ME10 3RT	8 dwellings	FL	MIN	UC	n	n	8	8	0	0	8	6	2	0	8	0	Minor site phasing and delivery established by Councils methodology
20/503337	Store R/O Toachim House, South Road	ME13 7JG	Demolish outbuilding, erect 1 x 2bed dwelling	FL	MIN	UC	N	N	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
19/505443	Queenborough Social Club, North Road	ME11 5EN	COU & extend to create 9 dwellings	FL	MIN	UC	n	n	9	9	0	0	9	6	3	0	9	0	Minor site phasing and delivery established by Councils methodology
20/500844	Ashdown, Water Lane	ME13 8TT	Dem ex bung and erect 3 new houses	FL	MIN	UC	n	n	3	3	0	0	3	2	1	0	3	0	Minor site phasing and delivery established by Councils methodology
19/505888	Queen Court Barns, Water Lane	ME13 8UA	Conv barns to 2 dwellings	FL	MIN	UC	y	n	2	2	0	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
20/503758	W/shop r/o 67 London Road	ME9 9QW	Dem of workshop and erect 2 flats	FL	MIN	UC	n	n	2	2	0	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
20/502524	Adj 6 St Michaels Close	ME10 3DH	1 end of terrace dwelling	FL	MIN	UC	Y	Y	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
20/505771	Paradise Farm, Lower Hartlip Road	ME9 7SU	PN for conversion to 3 dwellings	PN	MIN	UC	Y	N	3	3	0	0	3	2	1	0	3	0	Minor site phasing and delivery established by Councils methodology
20/505179	116 Oak Lane	ME9 7AY	Dem dwell erect 2 x det dwells	FL	MIN	UC	N	N	2	2	0	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
19/503696	Adj Stanbourne House, Church Road	ME12 4DH	Chalet bungalow	AP	MIN	UC	y	n	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
21/500983	Primrose garage, Primrose Lane	ME9 8EH	Dem of x garage and erect 2 dwells	FL	MIN	UC	N	n	2	2	0	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
21/500803	66 Preston Street	ME13 8PG	COU of 1st Flr office/erection of extension/infill undercroft to form 5 flats	FL	MIN	UC	N	n	5	5	0	0	5	5	0	0	5	0	Minor site phasing and delivery established by Councils methodology
21/501979	Ebenezer chapel, Halstow Lane	ME9 7AA	COU and conervation of ex workshop to 3 resid units	fl	MIN	UC	n	n	3	3	0	0	3	2	1	0	3	0	Minor site phasing and delivery established by Councils methodology
21/500396	86 Granville Road	ME12 1QP	Dem of outbuilding and erect 1 x dwelling	FL	MIN	UC	Y	N	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
21/501243	Rides House, Warden Road	ME12 4HA	Conv agri builds to 2 dwellings	fl	MIN	UC	y	n	2	2	0	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
20/504296	Oast Barn at Crouch, South Street	ME13 9ND	COU barn to dwelling	FL	MIN	UC	Y	N	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
21/503918	82 London Road	ME13 8TA	Detached dwelling	FL	MIN	UC	Y	N	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
21/503598	178-180 London Road	ME9 9QD	COU of dwelling into 2 dwellings	fl	MIN	UC	n	n	2	2	1	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
21/502877	Land adj 72 Courtenay Road	ME13 9LH	Erection of 1 dwelling	fl	MIN	UC	y	n	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
21/504553	Land R/O 26/28 London Road	ME10 1NA	4 dwellings	FL	MIN	UC	Y	N	4	4	0	0	4	2	2	0	4	0	Minor site phasing and delivery established by Councils methodology
21/505065	Lady Dane Farmhouse, Love Lane	ME13 8BI	COU from activity centre to 2 x apartments for supported living	fl	MIN	UC	N	n	2	2	0	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
21/504836	Keycol Farm, Keycol Hill	ME9 8NA	COU of land to provide 2 additional pitches to existing Gypsy site	FL	MIN	UC	Y	n	2	2	0	0	2	2	0	0	2	0	Minor site phasing and delivery established by Councils methodology
21/505745	20 West Street	ME13 7JF	COU of 1st & 2nd flr offices to 1 dwelling	fl	MIN	UC	n	n	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
19/502757	R/O 9-10 Range Road	ME12 4DU	Bungalow	AP	MIN	UC	Y	n	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology
21/506518	The Granary, Meresborough Lane	ME9 7TR	Rebuild & extend former granary to 1 resid unit	FL	MIN	UC	Y	N	1	1	0	0	1	1	0	0	1	0	Minor site phasing and delivery established by Councils methodology

Appendix A: Extant planning permissions

22/500814	52 Newton Road	ME13 8DZ	Conv 3 x apartments to single dwelling	FL	MIN	UC	N	n	1	1	3	0	1	1					1	0	Minor site phasing and delivery established by Councils methodology				
22/500353	St Catherine House, Kent Avenue	ME12 2DU	Dem of ex dwell and erect bungalow	fl	MIN	UC	n	n	1	1	1	0	1	1					1	0	Minor site phasing and delivery established by Councils methodology				
22/501556	Greystone, Bannister Hill, Borden	ME9 8HU	Dem of ex dwell and erect 2 dwellings	fl	MIN	UC	n	n	2	2	1	0	2	2					2	0	Minor site phasing and delivery established by Councils methodology				
21/506750	Adj Village Hall, Warden Road	ME12 4DE	Erection 2 detached houses	fl	MIN	UC	Y	N	2	2	0	0	2	2					2	0	Minor site phasing and delivery established by Councils methodology				
22/501846	32 High Street	ME10 4PD	Part COU of comm unit to 1 flat on Grn Fl & 2 flats on Fst Flr	FL	MIN	UC	n	Y	3	3	0	0	3	2	1					3	0	Minor site phasing and delivery established by Councils methodology			
21/501737	Barns, Frognal Farm, Lower Road	ME9 9BY	Barn to 3 dwellings	FL	MIN	UC	Y	N	3	3	0	0	3	2	1					3	0	Minor site phasing and delivery established by Councils methodology			
22/502192	Merondale, Love Lane	ME13 8YJ	2 detached dwellings	FL	MIN	UC	Y	N	2	2	0	0	2	2					2	0	Minor site phasing and delivery established by Councils methodology				
21/505712	1 Scoles Cottages, Scoles Road	ME12 3RX	Ext to house and sub-div into 2 dwellings	FL	MIN	UC	N	N	2	2	0	0	2	2					2	0	Minor site phasing and delivery established by Councils methodology				
22/501396	Land to south of School Lane	ME9 7ES	Res Matts for 9 bungalows	RM	MIN	UC	y	n	9	9	0	0	9	6	3					9	0	Minor site phasing and delivery established by Councils methodology			
21/505939	19-21 Mount Field	ME11 5DB	3 dwellings to replace 3 previously demolished	FL	MIN	UC	N	N	3	3	0	0	3	2	1					3	0	Minor site phasing and delivery established by Councils methodology			
22/502432	Land at Karussel, Mutton Lane	ME13 8UH	Res Matts for 1 dwelling	RM	MIN	UC	Y	N	1	1	0	0	1	1					1	0	Minor site phasing and delivery established by Councils methodology				
22/502802	Copperfield, Park Avenue	ME12 4QN	Dem ex bung and erect 2 dwellings	FL	MIN	UC	Y	N	2	2	1	1	1	2					2	0	Minor site phasing and delivery established by Councils methodology				
22/505498	140 Borden Lane	ME9 8HR	Replacement dwelling	fl	MIN	UC	n	n	1	1	1	0	1	1					1	0	Minor site phasing and delivery established by Councils methodology				
22/505579	The Pheasantry, Wardwell Lane	ME9 7ER	PN for COU of agri buld to a dwelling	fl	min	UC	y	n	1	1	0	0	1	1					1	0	Minor site phasing and delivery established by Councils methodology				
Phasing Totals														744	1078	1093	778	658	4351						

Picture 7.0.1

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

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

Local Plan reference	Postal address	Settlement	Total allocated units	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	5 year total	Phased beyond 5 years	Overall Summary
A21.1 (ST4)	Land north of Key Street	Sittingbourne	30								30 Not in the 5 year housing land supply
MU2 (ST4)	Land at North East Sittingbourne	Sittingbourne	106					45	45	61	* Site phasing and delivery established by the Councils methodology * Planning application 22/502834/EIOUT Appeal non-determination - Council resolution to have granted * Clear evidence of deliverability
A20.2 (ST4)	152 Staplehurst Road	Sittingbourne	75								75 Not in the 5 year housing land supply
A20.4 (ST4)	35 High Street, Milton Regis	Sittingbourne	10								10 Not in the 5 year housing land supply
Regen 1 (ST4)	Swale House, East Street	Sittingbourne	95								95 Not in the 5 year housing land supply
Regen 1 (ST4)	Central Avenue	Sittingbourne	121								121 Not in the 5 year housing land supply
Regen 1 (ST4)	Junction of East St and St Michael's Rd	Sittingbourne	16								16 Not in the 5 year housing land supply
A20.1 (ST4)	Orbital, Staplehurst Road	Sittingbourne	60								60 Not in the 5 year housing land supply
A20.11 (ST4)	The Foundry, Rushenden Road	Queenborough	37								37 Not in the 5 year housing land supply
A21.6 (ST4)	Nil Desperandum, Alsager Avenue	Queenborough	22					10	10	12	* Site phasing and delivery established by the Councils methodology * Planning application 22/502834/EIOUT - Pending decision * Clear evidence of deliverability
A20.10 (ST4)	Manor Road	Queenborough	6								6 Not in the 5 year housing land supply
Regen 2 (ST4)	West Street, Queenborough	Queenborough	80								80 Not in the 5 year housing land supply
Regen 2 (ST4)	South of Queenborough Creek	Queenborough	380					72	72	308	* Site phasing and delivery established by the Councils methodology * Home England site - funding for site infrastructure secured and under construction * Clear evidence of deliverability
Regen 2 (ST4)	West of Rushenden Road	Queenborough	278					72	72	206	* Site phasing and delivery established by the Councils methodology * Home England site - funding for site infrastructure secured and under construction * Clear evidence of deliverability
Regen 2 (ST4)	Former Istil Mill Site	Queenborough	240					72	72	168	* Site phasing and delivery established by the Councils methodology * Home England site - funding for site infrastructure secured and under construction * Clear evidence of deliverability
A20.9 (ST4)	Halfway Houses Primary School	Minster/Halfway	60								60 Not in the 5 year housing land supply
SW/034	Weston Works Brent Hill	Faversham	40						9	9	31 * Site phasing and delivery established by the Councils methodology * Planning application 22/503389/FULL - Pending decision * Clear evidence of deliverability
A20.7 (ST4)	Faversham Police Station	Faversham	12								12 Not in the 5 year housing land supply

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

SSPP02	Ordnance Wharf, Flood Lane	Faversham	11					7	7	4	* Site phasing established by the Councils methodology delivery determined by planning application * Planning application 22/505299/OUT pending decision * Clear evidence of deliverability
A20.6 (ST4)	Byssingwood Primary School	Faversham	15							15	Not in the 5 year housing land supply
MU6	Land at Lady Dane Farm Phase II	Faversham	154		45	39	45	25	154	0	* Site phasing and delivery established by the Councils methodology * 23/500857/HYBRID permitted outside monitoring year * Strong evidence of deliverability
SSPP05/04	Swan Quay/Frank and Whittome Belvedere Road	Faversham	10							10	Not in the 5 year housing land supply
A21.11 (ST4)	Land off Colonels Lane	Boughton	15							15	Not in the 5 year housing land supply
A21.12 (ST4)	Land south of Colonels Lane	Boughton	6							6	Not in the 5 year housing land supply
A21.14 (ST4)	Land adj Mayfield, London Road	Teynham	13							13	Not in the 5 year housing land supply
A21.15 (ST4)	Land at Barrow Green Farm	Teynham	30					9	9	21	* Site phasing and delivery established by the Councils methodology * Planning application 20/503223/OUT - 9 dwellings - Pending decision * Clear evidence of deliverability
A20.12 (ST4)	Former Bus Depot, Shellness Road	Leysdown	10							10	Not in the 5 year housing land supply
A20.13 (ST4)	Iwade Fruit and Produce	Iwade	21							21	Not in the 5 year housing land supply
A20.14 (ST4)	Iwade Village Centre	Iwade	10							10	Not in the 5 year housing land supply
TOTAL			1963	0	45	39	45	321	450	1513	

Figure 8.0.1

Appendix C: Windfall analysis 2014/2015 - 2022/23

Appendix C: Windfall analysis 2014/2015 - 2022/23

A comprehensive review of 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 Councils Local Plan Bearing Fruits or its other adopted Local Plans. The following tables show the breakdown of completion contributions from windfall sites and the type of site size that has been delivered.

Year	Total completions	Allocations	Windfall	Windfall percentage
Cumalitive average	717	428	289	41%
2022-23	832	613	219	26%
2021-22	1,058	612	446	42%
2020-21	678	459	219	32%
2019-20	799	589	210	26%
2018-19	651	350	301	46%
2017-18	605	309	296	49%
2016-17	615	280	335	54%
2015-16	597	294	303	51%
2014-15	618	348	270	44%

Table 9.0.1

Year	Total windfall	Large site (5> dwellings)	Large %	Small (1-4 dwellings)	Small %
Cumalitive average	289	207	70%	82	30%
2022-23	219	156	71%	63	29%
2021-22	446	365	82%	81	18%
2020-21	219	129	59%	90	41%
2019-20	210	118	56%	92	44%
2018-19	301	230	76%	71	24%
2017-18	296	161	54%	135	46%
2016-17	335	243	73%	92	27%
2015-16	303	242	80%	61	20%
2014-15	270	218	81%	52	19%

Table 9.0.2

Appendix C: Windfall analysis 2014/2015 - 2022/23

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

- There are no specific allocations within the adopted local plan for the provision of care homes except where housing for older people is identified as part of the required housing mix in strategic sites. The demographics of the borough show that there is an increase in older people and therefore an increase in accommodation needs for older people. The trend for care home accommodation is expected to continue with further proposals already in the pipeline.
- As a largely rural borough, it is reasonable to assume there will be a continuation of development and redevelopment of redundant agricultural and other buildings to dwellings as a result of permitted development.
- The impacts of the Covid pandemic saw a significant downturn in full time office based working, a trend that is set to continue. Whilst Swale has a relatively small stock of office floorspace, there remains untapped potential that is likely to come forward along with change of use from other uses such as shops and pubs, particularly in peripheral areas within the borough's town centres.
- The council's approach to facilitating the delivery of Gypsy and Traveller accommodation is set out in Policy DM 10 Gypsy and Traveller Sites. DM 10 is intended to act as a criterion based policy to guide windfall sites that may come forward.
- The 9 year analyses has identified: that windfalls have made a strong continuous contribution to completions averaging 41% of the total; that large sites make a significant contribution (70%) to windfall completions; and, out of 9 years of completion monitoring 6 of those years have been in excess of the average.

The windfall allowance figure in the adopted local plan is 110 dwellings. The above table shows that actual windfall delivery rates have been significantly higher than the allowance in the Local Plan for every year reviewed, with the lowest delivery in 2014/15 of 176 dwellings and the highest delivery in 2021/22 of 449 dwellings. The average windfall figure over the 9 years reviewed is 292 dwellings, a quantum that is over 2 and half times higher than the Local Plan allowance.

A degree of certainty can be applied to the Councils windfall. Firstly, windfalls will continue to make a contribution to the Councils housing land supply whilst the Councils Local Plan review is paused and, secondly the 9 year time period has covered three major economic issues including the financial troubles of the early 2010's, the COVID pandemic and BREXIT and as a result the analyses considers a wide range of market circumstances that provides for resilient consideration.

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

Appendix D: Local Housing Need calculation

Appendix D: Local Housing Need calculation

Step 1 - Setting the baseline

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

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

For Swale the relevant data is on the table labelled 406 at row 332 and this shows that the projection for 2033 is 73,297 households, which when taken against the projection for 2022 of 65,534 households, equates to difference of 7,763 households over the 10 year period, creating the **average annual projected household growth of 776 per annum**.

Step 2 – Use ONS Local Affordability Ratios data

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

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

For Swale the relevant data is on Table 5c row 255 which shows the latest published local **affordability ratio figure (March 2023) is 10.72**

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

Adjustment formula taken from the Government guidance:

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

4

The adjustment factor calculation works as:

1. 10.72 (affordability ratio) – 4 = 6.72
2. 6.72 / 4 = 1.68
3. 1.68 x 0.25 = **0.42 (adjustment factor)**

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

Taken from the Government guidance

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

For Swale this is: **1.42 x 766 = 1088 (Local Housing Need)**

Step 5 – Capping the level of Local Housing Need

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

Appendix D: Local Housing Need calculation

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

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

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

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

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

40% of the adopted housing need figure 776 is 310 and this creates a capping figure of 1,086 (776+310). The capping figure is 2 less than the Councils Local Housing Need calculation of 1,088 and this results in the **capping figure of 1,086 being applied for the 5 years housing land supply.**

Appendix E: Schedule of site promoter responses

Appendix E: Schedule of site promoter responses

Planning reference	Site address	Respondent	Response	Response Date	Summary of response
01/0623	Nicholls Haulage Yard, Lydbrook Close, Sittingbourne.	Affordable Housing enablement manager - SBC	The site is fully owned by Moat, but there have been a few issues 'on and off' with the building company(s) contracted on this scheme. Jenner were put on site last March and this has enabled the site to move forward. Moat most recently advised that they are looking for completion at the end of 2023, and that all 49 units will now be provided as affordable rented, which is good news for those waiting for a home on the housing register!	18/05/2023	Affordable housing officer - site looking at completion at end of 2023
13/1455 19/503120	Land At Harps Farm Thistle Hill Way Minster-on-sea Kent	Senior Planning - DHA consultancy	Phasing parcels D,E,F 30 dwellings per year from year 4 to 10 Parcel G 30 dwelling per year 1 to 5 and 21 dwellings year 6	18/05/2023	Phasing and delivery rates provided by site planning consultant
16/506946	Bell House Bell Road Sittingbourne Kent ME10 4DH	Planner - THE JTS PARTNERSHIP LLP	I am unable to confirm the timescales in your email but I know the developer is looking to move forward with this site so your anticipated phasing and delivery timescales seem reasonable.	18/05/2023	Site planning consultant agrees with the Councils phasing and delivery assumptions
19/500887	Land adj 127 High Street, Eastchurch	Woodstock Associates - Architects	Malro Homes purchased this site and I believe have started work.	18/05/2023	Site promoter - Malro homes have commenced the site
19/505038	The Lion, 2 Church Street, Milton Regis	Director - Clay Architecture	From our understanding the former lion pub was sold at auction by our well over a year or 2 ago. We do not know who the new owners are.	18/05/2023	Site architect consultant - site has been sold over a year or 2 ago
20/505156	Former Adult Ed Centre, College Road, Sittingbourne	Planner - Frankham - Design consultancy	Unfortunately we are unable to assist as the client we were working for at the time sold this site.	18/05/2023	Site design consultant - site has been sold
21/502357	Phase 2b Faversham Lakes, Ham Road, Faversham	JCN Design & Planning on behalf of the developer	On behalf of the developer, I can confirm that the dates which you already have do not need to be altered.	18/05/2023	Site planning consultant agrees states developer agrees with the Councils phasing and delivery assumptions
21/502545	Railway Depot, Station Road, Faversham	Associate Director - Hobbs Parker Property Consultants LLP	I would consider your anticipated phasing to be a reasonably accurate assessment taking into account when the pp was issued. However since obtaining the planning permission I am no longer directly involved with the project.	18/05/2023	No longer involved with the site. Site planning consultant agrees with the Councils phasing and delivery assumptions
01/0623	Nicholls Haulage Yard, Lydbrook Close, Sittingbourne.	Senior Development Project Manager - Moat Homes	I just wanted to let you know that we are currently looking to handover the properties at Lydbrook Close early next year.	19/05/2023	Site developer - looking to handover the properties early next year.
16/507689	Land between Frogal Lane and Lower Road, Teynham	Planner - THE JTS PARTNERSHIP LLP	In terms of housing delivery, providing we get our RM application approved by 20/11/2023, we have programmed for the following yearly completions:- 2024/25 = 5No	19/05/2023	Phasing and delivery rates provided by site planning consultant
20/505921	Land at Highfield Road, Minster	Associate Partner - Cartas Jonas	I've reviewed with and our Client and can confirm your assumptions below are fine.	19/05/2023	Site planning consultant agrees with the Councils phasing and delivery assumptions
17/500727	Manor Farm, Key Street, Sittingbourne	Design and Planning Manager - Abbey Homes	Should the reserved matters application be approved at committee this week we would anticipate starting on site in early August 2023 with a build programme of no more than 2 years.	22/05/2023	Developer of the site states with the approval of reserved matters site start in early August 2023 with a build programme of no more than 2 years.
19/505215	Land off, Sheppey Way, Iwade	Principal Planner - Hume Planning Consultancy Ltd	I agree with what you have sent across for this site.	26/05/2023	Site planning consultant agrees with the Councils phasing and delivery assumptions
19/506047	Land north of Plover Road, Minster	Principal Planner - Hume Planning Consultancy Ltd	Sunningdate are happy with the timeframe you identify.	26/05/2023	Developer agrees with the Councils phasing and delivery assumptions
18/503135	Land west of Barton Hill Drive, Minster	Planning Director Invicta Planning on behalf of Persimmon Homes	Please see below likely timeframes for delivery: Year 2 2024/25 5 dwellings Year 3 2025/26 50 dwellings Year 4 2026/27 55 dwellings Year 5 2027/28 60 dwellings Year 6 2028/29 60 dwellings Year 7 2029/30 60 dwellings Year 8 2030/31 60 dwellings Year 9 2031/32 60 dwellings Year10 2032/33 60 dwellings	26/05/2023	Phasing and delivery rates provided by site developer

Appendix E: Schedule of site promoter responses

20/501208	240-248 High Street, Sheerness	CK Designs	I can confirm we are happy with your ascertions	26/05/2023	Site promoter agree with Council phasing and delivery rates
19/501845	2 Bramblefield Lane, Sittingbourne	Director - RDA	The site is being sold an we are no longer working on this project.	26/05/2023	Site being sold
21/502038	North Phase, Crown Quay Lane, Sittingbourne	Planning associate - Stantec	You will have to get in touch with Redrow directly as we are no longer actively involved in the project (I have also forwarded your message on).	26/05/2023	Developer Redrow now owns the site
21/502287	Adj Quinton Farmhouse, Quinton Road, Sittingbourne	Judith Ashton Associates	Please see comments Year 1 2023/24 35 dwellings Year 2 2024/25 35 dwellings Year 3 2025/26 9 dwellings	26/05/2023	Phasing and delivery rates provided by site planning consultant
18/504562	Ellens Court, Lady Margaret Manor Road, Doddington	Adam Woodbridge Architects	your planning department are taking an inordinately long time to determine the latest application so we will not be on site any time soon	26/05/2023	No details on phasing and delivery rates
17/506010	Southlands Rook Lane Bobbing Sittingbourne Kent ME9 8DZ	Architect - Carless Adams	Please see response Year 2 2024/25 80 dwellings	26/05/2023	Phasing and delivery rates provided by site architect consultant
19/501160	Coleshall Farm, Ferry Road, Iwade	Associate - Gillings Planning	It is likely that the care home will be delivered over the next 18 months although this will unlikely be a phased delivery. I would therefore suggest Year 2 2024/25 33 dwellings	31/05/2023	Phasing and delivery rates provided by developer of the site
18/502372	Land at Great Grovehurst Farm, Grovehurst Road, Sittingbourne	Managing Director - Pentland Homes	I have seen your delivery expectations and can confirm our intentions are considerably earlier than what you have indicated in your land supply figures. We are working towards the submission of a Reserved Matters planning application in the next 6-8 weeks with the expectation of an approval this calendar year and within the Council's statutory timescales for determination. We intend to commence the offsite infrastructure (this work already has planning permission) later this calendar year, with housebuild construction starting in early 2024. On this basis we would expect to deliver legal completions as follows: Pentland Unit Delivery Assumptions Year 3 2025/26 40 dwellings Year 4 2026/27 49 dwellings Year 5 2027/28 26 dwellings	01/06/2023	Developer confirms Reserved matters to be submitted end of July Intention to commence off site infrastructure later in the calendar year Phasing and delivery rates provided by developer of the site
19/503974	Land East of Iwade	Principal Planner - Hume Planning Consultancy Ltd	We were waiting for the S106 to be sealed with this completed yesterday I can confirm that the trajectory profile your have set out looks reasonable and can be accepted.	15/06/2023	Site planning consultant agrees with Council phasing and delivery rates
20/503325	Land east of Crown Quay Lane, Sittingbourne	Director - DHA Planning	At present I understand the site is completely unviable to develop for housing so I would suggest it comes out of the 5 year supply. This is mainly due to the contamination in the ground and the works needed to clean it up. Your guess is as good as mine as to when this will be viable but I suspect for a very long time it will sit vacant.	15/06/2023	No longer site consultant - Consultant is now Tetlow King Planning on behalf of Bellway Homes
21/501740	Land at Hill Farm, Bobbing Hill, Bobbing	Director - DHA Planning	I am told by the client that the below looks correct.	15/06/2023	Site planning consultant confirms client agrees with Council phasing and delivery rates
21/503749	Land end of Bartletts Close, Halfway, Sheerness	Director - Synergy Planning & Property Consultants Ltd	I sent on your email to the applicant. I think the best I can do is suggest you contact (*redacted*) direct. I'll ask him if I can pass on his email address.	15/06/2023	No longer involved with the site
18/506677	Halfway Egg Farm, Featherbed Lane, Sittingbourne	Planner - Esquire Development	Thanks for contacting us regarding Halfway Egg Farm. Our delivery is anticipated as below. Year 2 2024/25 19 dwellings	16/06/2023	Phasing and delivery rates provided by site developer
21/506242	Bank House, Broadway, Sheerness	Edwards Planning Consultancy	I no longer have any involvement with this site and I'm not sure whether the applicant still owns the building or whether he has sold it on with planning permission. You might want to contact him directly to confirm. His contact details should be on the planning application form.	16/06/2023	No longer involved with the site
21/501839	Land off Otterham Quay Lane, Upchurch	Planning Director - Gladman	Gladman are currently marketing the site at Otterham Quay Lane for sale to a housebuilder and once the site is sold I will be happy to provide you with details of the purchaser who will be able to commit to specific timescales. Until this point, while the timescales you have forecasted appear reasonable, Gladman don't technically consider the site would be considered 'deliverable' under the NPPF paragraph 74.	21/06/2023	Site planning consultant agrees with Council phasing and delivery rates

Appendix E: Schedule of site promoter responses

19/501332	Land at Pond Farm, Grovehurst Road	Associate Partner - Cartas Jonas	I've now had opportunity to review with our Client and can respond as follows: Year 1 27 dwellings Year 2 42 dwellings	06/07/2023	Phasing and delivery rates provided by site developer align with Council phasing and delivery rates
18/502190	Land north of Quinton Road, Sittingbourne	Associate Partner - Cartas Jonas	I have now had opportunity to discuss with our Client and can confirm that the assumptions set out below seem reasonable subject to negotiations on the S106 agreement being concluded in the near future.	06/07/2023	Site planning consultant confirms client agrees with Council phasing and delivery rates

Figure 11.0.1