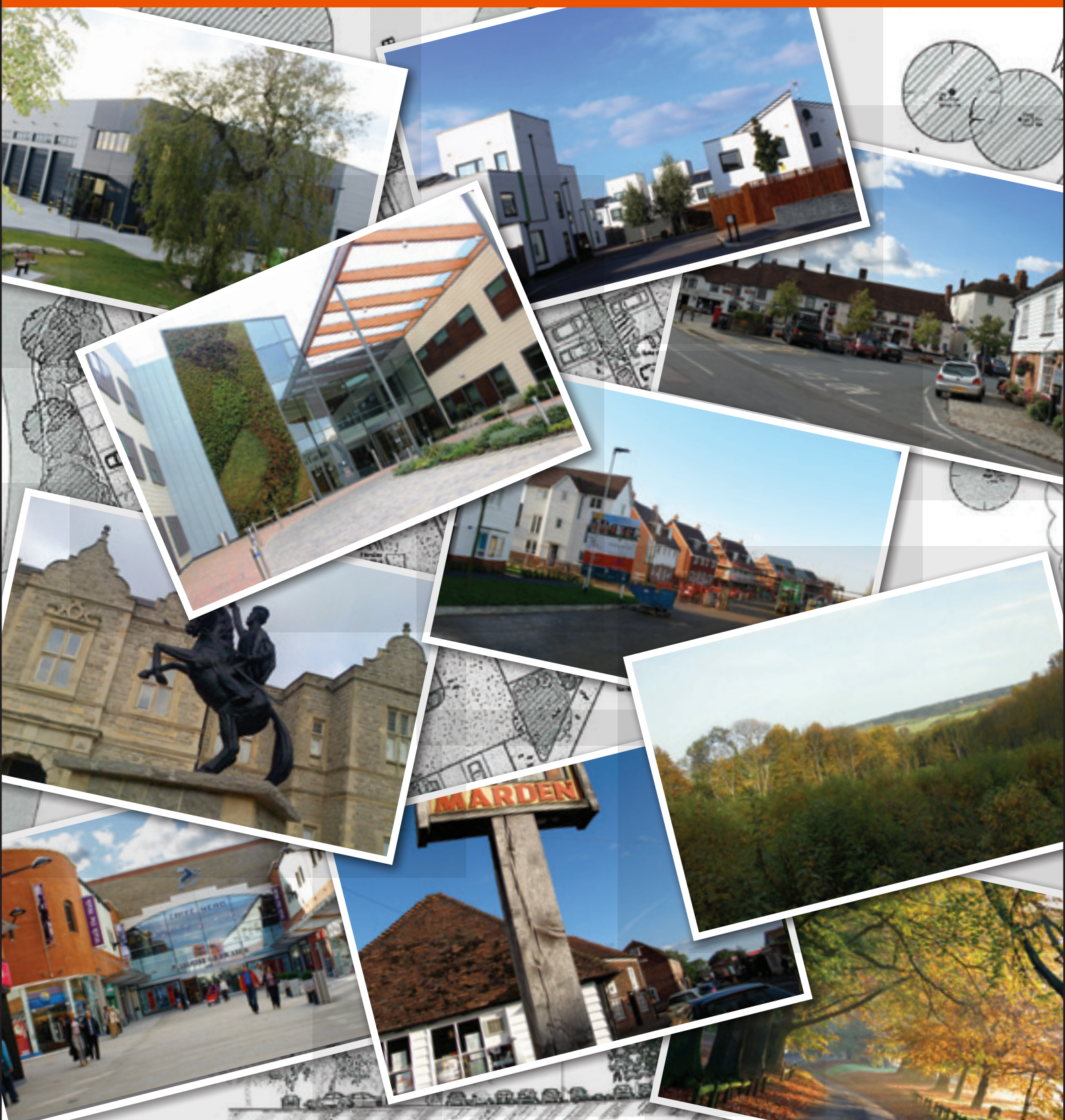


Maidstone Borough Local Plan

Housing Topic Paper Update 1 September 2016



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1 Introduction

1.1 The purpose of the May 2016 Housing Topic Paper (document SUB 005), which was submitted with the Maidstone Borough Local Plan, was to update the housing land supply position to a base date of 1 April 2016, and to demonstrate that the borough's objectively assessed housing needs could be delivered through the sites allocated in the Local Plan and through the development management process. The purpose of this Topic Paper Update (the Update) is to demonstrate, by a desk-top exercise, how the Council is continuing to meet its 20-year and five-year housing targets. The Council's housing land supply position has been updated with new information, but it is only a partial update and is intended to show an indicative position as at 1 September 2016 and to demonstrate how the Council's housing strategy continues to be delivered. A full housing land supply update will be undertaken through the annual housing information audit to produce the 1 April 2017 position.

1.2 The Update aims to reaffirm that the Council's housing land supply position is robust and that the assumptions being made are justified. It reviews the contribution from extant planning permissions and proposed allocations to ascertain progress to the land supply since the Local Plan base date of 1 April 2011.

1.3 Section 2 confirms Maidstone's overall need for housing is continuing to be met, and the sites contributing to housing land supply are listed in appendices A and B. Section 3 expands on the methodology used for phasing land supply in the housing trajectory, and Section 4 updates the five-year land supply position.

1.4 Where changes have been made to reflect updates to the borough's housing supply, tables have been cross referenced to the Housing Topic Paper (document SUB 005).

Document references

Examination library reference	Document title	Author	Date
SUB 005	Maidstone Borough Local Plan Housing Topic Paper 2016	Maidstone Borough Council	May 2016

2 Delivery of housing sites

Housing land supply

2.1 Table 2.1 below sets out the Council's housing land supply position over the 20-year plan period 2011 to 2031. It updates table 3.1 of the Housing Topic Paper 2016, which itself updates Table 4.1 of the Regulation 19 Publication draft version of the Maidstone borough Local Plan (the Regulation 19 draft Local Plan). All dwelling totals in the table are net of dwelling losses.

2.2 Table 2.1 reflects new site information gathered between 1 April and 31 August 2016, and demonstrates an improved housing land supply of 19,745 dwellings, resulting in a surplus of 1,185 dwellings against the borough's objectively assessed housing need and Local Plan target of 18,560 dwellings. This represents a surplus of 6% above the assessed need (against 4% at 1 April 2016), and shows the Council is delivering the step change required to meet the Council's housing needs. The Council remains confident that the objectively assessed housing need can be met through a flexible supply of housing sites.

	Housing land supply 1 April to 31 August 2031	Dwellings (net)	Dwellings (net)
1	Objectively assessed housing need / Local Plan housing target		18,560
2	Completed dwellings 1 April 2011 to 31 August 2016	3,250	
3	Extant planning permissions as at 1 September 2016 (including a non-implementation discount)	5,742	
4	Local Plan allocated sites (balance of Regulation 19 Local Plan allocations not included in line 3 above)	5,493	
5	Local Plan broad locations for future housing development	3,708	
6	Windfall sites contribution	1,552	
7	Total housing land supply		19,745
8	Housing land surplus 2011/2031		1,185

Table 2.1 Meeting objectively assessed housing need (Document SUB 005 Table 3.1)

Completed dwellings (Table 2.1, line 2)

2.3 Table 2.1 includes completions up to 31 August 2016. Between 1 April 2015 and 1 April 2016, 521 homes had been completed. In the five months 1 April 2016 to 31 August 2016 a further 390 homes (minimum) have been

completed (Appendix A). This is an indicative minimum figure based on Building Surveying records, and a full survey during the five month period would inevitably have revealed a higher completion rate because of the time lapse between the completion of dwellings and the issuing of certificates. Completed dwellings 1 April 2011 to 31 August 2016 total 3,250 dwellings (Table 2.2).

Year 1st April to 31st March	No. of Dwellings (net)
01/04/16 to 31/08/16	390
2015/16	521
2014/15	413
2013/14	423
2012/13	630
2011/12	873
Total dwellings completed 2011/2016	3,250

Table 2.2 Completed dwellings 1st April 2011 to 31st August 2016 (Document SUB 005 Table 3.2)

Extant planning permissions (Table 2.1, line 3)

2.4 As at 1 September 2016 the total capacity of sites with extant planning permissions is 6,044 dwellings which, after applying a non-implementation discount rate of 5%, contribute 5,742 dwellings to the Council's housing land supply (Appendix B, Table 6.3). The changes made to the table as a result of additional information received between 1 April and 31 August 2016 are highlighted.

Housing allocations (Table 2.1, line 4)

2.5 Table 2.3 below updates the progress of allocated sites to 1 September 2016, compared to the position at April 2016. The table shows that since April a considerable number of dwellings on allocated sites have been granted planning permission subject to the signing of legal S106 agreements. Changes in the status of allocated sites are highlighted in Appendix B, Table 6.4).

2.6 Land at Lodge Road, Staplehurst is an allocation in the Staplehurst Neighbourhood Plan, which has been approved for referendum. The schedule of proposed additional changes of 21 September 2016 (document ED 010) proposes the inclusion of Land at Lodge Road, Staplehurst as an allocation for 90 dwellings in the Local Plan. This site has been included in updated tables (Appendix B, Table 6.4).

Progress of allocated housing sites	1 September 2016 dwellings (net)	1 April 2016 (net)	Change
Completed	228	72	+156
Under construction	620	749	-129
Not Started	2414	2245	+169
Subject to S106	2141	813	+1328
Application submitted	685	2240	-1555
Application awaited	2667	2547	+120

Table 2.3 States of Local Plan housing allocations (Document SUB 005 Table 3.3)

Broad Locations (Table 2.1, line 5)

2.7 The Regulation 19 draft Local Plan identifies three broad locations for future housing growth. The total dwelling contribution from the broad locations has been revised to 3,708 dwellings in table 2.1:

- Town Centre (990 dwellings)
- Invicta Park Barracks (1,300 dwellings)
- Lenham Rural Service Centre (1,418 dwellings)

Town Centre Broad Location

There is no change to the contribution of 990 dwellings identified from the Town Centre broad location as set out in the Housing Topic Paper (document SUB 005). The permitted development rights for changes of use from office accommodation to residential use continue to have a significant effect on the potential supply of residential units in the town centre.

Invicta Park Barracks Broad Location

As noted in the Housing Topic Paper (Document SUB 005, Appendix E), the MoD has been developing its Estate Optimisation Strategy that will enable it to progress a programme of rationalisation of its defence estate portfolio, and confirms support for the redevelopment of Invicta Park Barracks for 1,300 dwellings. Further correspondence from the MoD was received in September 2016 (Appendix C). The MOD confirms that initial planning work by consultants working on behalf of the MoD has been carried out this year and the consultants will continue to refine this work. The MoD reaffirms that it is appropriate for the Council to continue to promote the site for a general or a specific allocation for housing within the latter part of the Local Plan period.

Lenham Rural Service Centre Broad Location

The Lenham Rural Service Centre is identified as a broad location in the Local Plan that can deliver 1,500 dwellings. In this illustrative Update, the contribution has been reduced to reflect a planning permission for 82 dwellings within the broad location area.

Windfall sites contribution (Table 2.1, line 6)

Windfall rates set out in the Housing Topic Paper (document SUB 005) have been applied to Table 2.1 but, whereas small site windfalls (1-4 units) previously commenced in year 4, they have now been applied from year 5 to avoid double counting with the phasing of small sites granted permission since 1 April 2016. This reduces the contribution from windfalls by 48 dwellings to 1,552 dwellings in this illustration to avoid double counting.

Conclusion: meeting objectively assessed housing needs

In conclusion, since 1 April 2016,

- The Council has continued to make excellent progress early in the plan period at meeting its objectively assessed housing need with a further 390 dwellings (minimum) completed in the five months since 1 April 2016.
- Further progress has been made on allocated sites since 1 April 2016, with a considerable number of dwellings on allocated sites receiving further approvals subject to the signing of S106 legal agreements.
- Overall, the Council is delivering the step change needed, and remains confident that the objectively assessed housing need will be delivered through the policies and allocations in the Local Plan.

3 The housing trajectory

Local Plan housing land supply

3.1 As outlined in the Housing Topic Paper (SUB 005), the Council's housing land supply is updated annually to a base date of 1 April, and new sites granted planning permission in the preceding year are added to the Council's monitoring database.

3.2 To assist with the projected phasing exercise, in March 2016 the Council sought feedback for the phasing of large sites (5+ dwellings) from landowners and developers, or their agents. This feedback is outlined in The Housing Topic Paper (Document SUB 005, Appendix C). To provide an update to the phasing of sites and to ensure that this information is robust, in September 2016 the Council attempted to contact the remaining landowners and developers, or their agents on large sites to provide feedback where no information had previously been received. As a result of this additional round of consultation further information was forthcoming, and the results are illustrated in Table 3.1 (the previous level of feedback is shown in brackets).

	Percentage of sites - feedback received through contacts	Percentage of sites - contact, but no phasing indicated	Percentage of sites - unable to make contact
Sites with extant planning permissions	82% (55%)	13% (29%)	5% (16%)
Local Plan allocated sites	76% (65%)	13% (20%)	11% (15)%
Total	81% (59%)	13% (25%)	6% (16%)

Table 3.1 Development industry feedback on phasing of sites of 5+ dwellings (Document SUB 005 Table 4.1)

Phasing of Local Plan housing land supply

3.3 For large sites (5+ dwellings) with an extant planning permission where feedback was obtained from planning agents or developers, the phasing of sites predominantly accords with the feedback.

3.4 For large sites (5+ dwellings) where no feedback was obtained, or the feedback could not confirm site phasing, the following methodology was applied:

- i. Prior notifications, which primarily comprise the conversion of poor office stock to residential, are phased in year 1 (2016/17), based on the historical delivery of prior notification sites.
- ii. Sites with full planning permissions that have not commenced are phased year 2 onwards (2017/18 onwards). This allows one year for site preparation. For sites that have commenced, the historical delivery trend is applied from year 1 (2016/17) until the remaining dwellings are completed. The same

methodology is applied to sites with outline planning permissions that have received approval of reserved matters.

- iii. Sites with outlined planning permissions are phased to start in year 3 (2018/19), allowing one year for reserved matters and a further year to prepare the site for construction.
- iv. The same methodology set out in (ii) and (iii) above is used for non-allocated sites that have been granted planning permission subject to the signing of a Section 106 agreement, but a further year is allowed for signing the agreement. So full applications are phased to commence in year 3 (2018/19) and outlines in year 4 (2019/20).
- v. The methodology set out in (iv) above is used for sites allocated in the Local Plan that have been granted planning permission subject to completion of a S106 agreement: full applications commence in year 3 (2018/19) and outlines in year 4 (2019/20).
- vi. The methodology set out in (v) above is used for Local Plan allocated sites that are pending a decision on subjected planning application, but a further year is allowed for approval of the application. So full applications.
- vii. Local Plan allocated sites where a planning application has not been submitted are excluded from phasing in the first five years.

3.5 The housing trajectory has been updated in Appendix D, illustrating past and projected completions against the housing needs.

4 Five-year housing land supply

4.1 Table 4.1 demonstrates a surplus of **961 dwellings**, which represents a housing land supply of **5.71 years** as at 1 September 2016. This shows an improvement from 1 April 2016 when the Council could demonstrate a surplus of 155 dwellings (5.12 years). The same methodology used in the Topic Paper (document SUB 005) has been applied in Table 4.1, but the housing target and land supply have been rolled forward 5 months to present an indicative position as at 1 September 2016.

4.2 As before, a non-implementation reduction for current extant permissions has been adopted as part of the methodology to avoid overestimating the yield from this source: a rate of 5% has been applied. This discounted number of permissions allows some flexibility over the progress of sites coming forward, and is in addition to the 5% buffer applied to the Council's residual housing requirement.

4.3 As outlined previously in this Update, the desk-top data available at 31 August 2014 does not represent a full assessment of the Council's five-year housing land supply position, but it does illustrate how expectations of an improved position are being met.

4.4 The rolling five-year housing land supply has been updated in Appendix E.

		Dwellings (net)
1	Requirement 1 April 2011 to 31 August 2021 928 dwellings p.a. x 10 years and 5 months	9,667
2	Number of dwellings completed 1 April 2011 to 31 August 2016 (Appendix B)	(3,250)
3	Residual requirement 1 April 2016 to 31 August 2021 (line 1 - line 2)	6,417
4	5% buffer against potential non-delivery (5% of 6,417)	321
5	Total requirement 1 September 2016 to 31 August 2021 (line 3 + line 4)	6,738
6	Total land supply 1 September 2016 to 31 August 2021 (Appendix G)	7,699

4 . Five-year housing land supply

		Dwellings (net)
7	Surplus in delivery 1 September 2016 to 31 August 2021 (line 5 - line 6)	961

Table 4.1 Five-year housing land supply as at 1 September 2016 (Document SUB 005 Table 5.1)

5 Conclusion

5.1 Updating the Council's housing land supply to 1 September 2016, albeit an indicative illustration, clearly shows considerable improvement in both the 20-year and five-year position.

5.2 Overall, housing land supply exceeds the objectively assessed housing need of 18,560 dwellings (2011 to 2031) by over 6%, despite the step change required in housing provision and the cautious evidence based approach applied to each component of housing provision.

5.3 Every effort has been made to deliver the past under-supply of dwellings within the next five years, and the housing trajectory demonstrates that the Council can maintain a rolling five-year supply of housing land to meet needs over the period of the plan. Five-year supply has increased from 5.12 years' worth at 1 April to 5.71 years at 1 September, a period of 5 months.

5.4 The Council remains confident that its objectively assessed needs set out in the Strategic Housing Market Assessment Update 2015 will be delivered through the policies and land allocations of the Maidstone Borough Local Plan.

6 Appendices

Appendix A List of sites with completed dwellings

Site location - Dwellings on sites making up completions	built	loss	Total
Completions 2015/16			
Street Farm, The Street, Boxley, Maidstone, Kent, ME14 3DR	3	0	3
The Nook, Boxley Road, Walderslade ME5 9JG	1	1	0
The Woodyard, East Street, Hunton, ME15 0RA	1	0	1
Gudgeon Oast, West Street, Hunton, Maidstone, KENT, ME15 0SA	1	0	1
Pegasus Gymnasitics Club, Crismill Lane, Bearsted, Kent, ME14 4NT	3	0	3
Old School House, Thurnham Lane, Thurnham, Maidstone, Kent, ME14 4PL	1	0	1
Cobtree Lodge, Chalky Road, Stockbury, ME9 7OP	1	0	1
The Barn, Pollyfields Farm, Detling, ME14 3HL	1	0	1
Little Couchman Green Cottage, Little Couchman Green Farm, Couchman Green Lane, Staplehurst, TN12 0RT	1	0	1
Little Couchman Green Stables, Little Couchman Green Farm	1	0	1
Marshalls Farm, Hunt Street, West Farleigh, ME15 0ND	1	0	1
The Granary, Bletchenden Farm, Bletchenden Road, Headcorn, Ashford, Kent, TN27 9JB	1	0	1
Mockbeggar Barn, Collier Street, Tonbridge, Kent, TN12 9RJ	1	0	1
Scammell Lodge, Friningham, Detling, Maidstone, Kent, ME14 3JD	1	0	1
35, Tonbridge Road, Maidstone, Kent, ME16 8SA	9	1	8
Fiddlers Green, Lenham Road, Headcorn, TN27 9LG	1	0	1
The Cottage, Kenward Orchard, Kenward Road, Yalding, ME18 6AH	1	0	1
Manor Farm Barn, Dunn Street, Bredhurst, ME7 3ND	1	0	1
Silverhill, Caring Lane, Bearsted, ME14 4NJ	1	0	1
Land West Of Bicknor Farm Cottages, Sutton Road, Maidstone, Kent	14	0	14
Land at Crinnis, Heath Road, Coxheath, ME17 4EH	2	0	2
Maidstone Golf Centre, Langley Park, Sutton Road, Langley, Kent, ME17 3NQ	1	0	1
The Yard, Hermitage Lane, Boughton Monchelsea, Kent, ME17 4DA	2	0	2
The Oast, Brishing Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4NF	0	1	-1
Poplar Barn, Brishing Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4NF	1	0	1
Greenhill Bungalow, Green Hill Lane, Harrietsham, Kent, ME17 1NF	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Greenhill Bungalow, Green Hill Lane, Harrietsham, Kent, ME17 1NF	1	0	1
Land at Northland and Groom Way, Old Ashford Road, Lenham, ME17 0QY	12	1	11
1 West Street, Harrietsham, ME17 1JL	3	0	3
Land At Langley Park, Sutton Road, Maidstone, Kent	41	0	41
74 Buckland Road, Maidstone, ME16 0SD	2	1	1
22 Tonbridge Road, Maidstone, ME16 8RT	37	0	37
53-53A London Road, Maidstone, ME16 8JH	1	0	1
Land off, Marigold Way, Maidstone, KENT	20	0	20
Glyndale, Laddingford, Maidstone, Kent	3	1	2
Ashtree Place, Hampstead Lane, Nettlestead, ME18 5HN	2	0	2
Cart Shed And Implement Store, Poplar Tree Farm, Milebush Lane, Marden, TN12 9AS	2	0	2
Moat Farm, Collier Street, Tonbridge, Kent, TN12 9RR	2	0	2
The MAP Depot Site, Goudhurst Road, Marden, Kent	36	0	36
The Bridge House, High Street, Marden, Tonbridge, Kent, TN12 9DP	1	0	1
Land Reaof 12 Cleavesland, Yalding, ME18 6BS	5	0	5
Benchmark Cottage, Shearway Lane, Headcorn, TN27 9LR	2	1	1
Headcorn Scout Group, Ulcombe Road, Headcorn, Ashford, Kent, TN27 9QR	2	0	2
2 Orchard Cottages, Lughorse Lane, Yalding, ME18 6EB	1	0	1
Great Oak Farm, Friday Street, East Sutton, ME17 3EA	1	0	1
39 Albion Place, Maidstone, Kent, ME14 5DZ	2	0	2
Westbrook House, 18 - 20, Albion Place, Maidstone, Kent, ME14 5DZ	9	0	9
Westbrook House, 18 - 20, Albion Place, Maidstone, Kent, ME14 5DZ	3	0	3
69-77 Week Street, Maidstone, Kent, ME14 1QU	14	0	14
Globe House, 13-15 Pudding Lane, Maidstone, Kent	8	0	8
15, Ashford Road, Maidstone, Kent, ME14 5DA	4	0	4
The Old School, 92A, Melville Road, Maidstone, Kent, ME15 7UT	10	0	10
Star House, Pudding Lane, Maidstone, ME14 1LT	44	0	44
24 Ashford Road, Maidstone, ME14 5BH	6	0	6
4 Albion Place, Maidstone, ME14 5DY	7	0	7
45 Upper Stone Street, Maidstone, ME15 6EU	3	0	3
Miller House, 43-51 Lower Stone Street, Maidstone, ME15 6GB	11	0	11

Site location - Dwellings on sites making up completions	built	loss	Total
Romney Court, 25 Romney Place, Maidstone, ME15 6LG	1	0	1
10A, Brunswick Street East, Maidstone, KENT, ME15 7UU	3	0	3
66, Hampshire Drive, Maidstone, ME15 7ES	1	0	1
Maidstone Care at Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	34	0	34
Maidstone Care at Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	4	0	4
68, Sutton Road, Maidstone, Kent, ME15 9AL	1	0	1
54 Holtje Crescent, Maidstone, Kent, ME15 7DD	1	0	1
41 Hedley Street, Maidstone, ME14 5AD	9	0	9
Land adj to 70 Bargrove Road, Maidstone, ME14 5SB	1	0	1
44 Sittingbourne Road, Maidstone, ME14 5LP	8	1	7
Faraday House, Hedley Street, Maidstone, KENT, ME14 5AD	4	0	4
KLH House, High Street, Staplehurst, Kent, TN12 0AH	3	0	3
5 Butcher Close, Staplehurst, TN12 0TJ	1	0	1
Land Adjacent to Surrenden Mews, High Street, Staplehurst, TN12 0BL	4	0	4
Land South of 1, Bell Lane, Staplehurst, Kent, TN12 0BA	6	0	6
Loddington House, High Street, Staplehurst, Tonbridge, Kent, TN12 0AD	1	0	1
Land at Fishers Oast, Fishers Road, Staplehurst, TN12 0DD	6	2	4
Bell Hotel, High Street, Staplehurst, TN12 0AY	3	0	3
Land Rear Of The Pride Of Kent, High Street, Staplehurst, Kent, TN12 0AH	1	0	1
Land to the South of, Oliver Road, Staplehurst, Kent	25	0	25
Spuds and Buds, Rathbond House, High Street, Staplehurst, TN12 0AD	2	0	2
50 Sandling Road, Maidstone, ME14 2RH	1	0	1
18A Kerry Hill Way, Maidstone ME14 2GZ	1	0	1
2A, Gladstone Road, Maidstone, Kent, ME14 2AU	4	0	4
18 Kerry Hill Way, Maidstone, ME14 2GZ	1	0	1
Bridge Nursery, London Road, Maidstone,	10	0	10
Land South of, Wallis Avenue, Maidstone, Kent	69	100	-31
Land North of Sutton Road, Otham	7	0	7
Land R/O 3 Cripple Street and fronting Melrose Close, Maidstone	2	0	2

Site location - Dwellings on sites making up completions	built	loss	Total
Land at Hayle Place, Postley Road, Maidstone, ME15 6DW	11	0	11
14 Dover Street, Maidstone, Kent, ME16 8LE	1	0	1
14 Dover Street, Maidstone, Kent, ME16 8LE	2	1	1
2 Beaumont Road, Maidstone, ME16 8NQ	1	0	1
Land Adj to 1 Gatland Lane, Maidstone, ME16 8PG	1	0	1
62 Bower Lane, Maidstone, ME16 8ED	3	0	3
511, Tonbridge Road, Maidstone, Kent, ME16 9LH	1	0	1
513, Tonbridge Road, Maidstone, Kent, ME16 9LH	1	0	1
24 St Michaels Road, Maidstone, ME16 8BS	0	1	-1
The Coopers Cask, 50 Bower Lane, Maidstone, ME16 8ED	4	0	4
Lorne Greenacre, Lenham Road, Headcorn, Ashford, Kent, TN27 9LE	1	0	1
Neverend Lodge, Neverend Farm, Pye Corner, Ulcome ME17 1EF	1	0	1
Park Wood Stables / Three Sons, Park Wood Lane, Staplehurst TN12 0DL	2	0	2
Kwana, Cross Drive, Kingswood, Maidstone, Kent, ME17 3NP	1	0	1
The Orchard Place, Benover Road, Yalding, Kent	1	0	1
The Orchards, Snowey Track, Park Lane, Boughton Monchelsea, ME17 4JJ	2	0	2
Land Off, Clapper Lane, Staplehurst, Kent, TN12 0RB	1	0	1
Blossom, Maplehurst Lane, Frittenden Road, Staplehurst, Kent, TN12 0DL	1	0	1
Willow Gardens, Lindfield Farm, Willow Lane, Paddock Wood, Tonbridge, Kent, TN12 6PE	4	0	4
Stilebridge Paddock, Stilebridge Lane, Linton, ME17 4DE	2	0	2
Peas Place, Green Lane, Chart Sutton, Kent, ME17 3ET	1	0	1
Land Adjacent Vine Cottage, Pye Corner	7	0	7
Link House, Knightrider Court, Knightrider Street, Maidstone, Kent, ME15	17	0	17
American Oast, Tutsham Farm, West Farleigh, Kent, ME15 0NE	5	0	5
16 Ashford Road, Bearsted, Kent, ME14 4LP	1	0	1
Total 2015/16			521
Completions 2014/15			
Friningham Manor, Friningham, Detling, ME14 3JD	0	5	-5
1 and 2 Cottage Wood, Castle Hill, Thurnham, ME14 3JE	1	0	1
Purplehill Works, White Hill Road, Detling, Maidstone, KENT, ME14 3HH	2	0	2

Site location - Dwellings on sites making up completions	built	loss	Total
Purplehill Works, White Hill Road, Detling, Maidstone, KENT, ME14 3HH	2	0	2
Pride of Kent, High Street, Staplehurst, Kent, TN12 0AH	1	0	1
5-6 High Street, Staplehurst, TN12 0AH	4	0	4
Thornhill Farm, Headcorn Road, Sutton Valence, ME17 3EL	1	0	1
Berrylands, 73, Charlesford Avenue, Kingswood, Maidstone, Kent, ME17 3PH	1	0	1
33, Reeves Close, Staplehurst, Tonbridge, Kent, TN12 0NN	1	0	1
Land adj. to 4, Lughorse Lane, Yalding, Maidstone, Kent, ME18 6EQ	1	0	1
Redudant Water Tower, Stede Hill, Harrietsham, ME17 1NR	1	0	1
36, West Street, Harrietsham, Maidstone, Kent, ME17 1HX	1	0	1
Land East and West of, Fairbourne Lane, Harrietsham, Kent	1	0	1
Land at Crinnis, Heath Road, Coxheath, ME17 4EH	1	0	1
74 Buckland Road, Maidston, ME16 0SD	1	1	0
522 Loose Road, Maidstone, ME15 9UF	1	0	1
14 Dover Street, Maidstone, Kent, ME16 8LE	0	1	-1
Car Park to the rear of Victoria Orchard, Maidstone, ME16 0ED	4	0	4
10 Rectory Lane, Maidstone, ME16 9BE	2	0	2
Kent Cottage, Grigg Lane, Headcorn, Ashford, Kent, TN27 9TD	2	0	2
Land at Penhurst Close, Grove Green, ME14 5BT	7	0	7
Pine Lodge, Somerfield Road, Maidstone, ME16 8JJ	6	0	6
2 - 3, Bedford Place, Maidstone, Kent, ME16 8JB	9	0	9
152, Upper Fant Road, Maidstone, Kent, ME16 8DJ	1	0	1
46, Salts Avenue, Loose, Maidstone, Kent, ME15 0AY	2	1	1
80 and 82, Wrangleden Road, Maidstone, Kent, ME15 9LJ	4	0	4
The Mount, Church Lane, Bearsted, Maidstone, Kent, ME14 4EF	1	0	1
Labd Rear of 43 Sandling Lane, Maidstone, ME14 2HU	1	0	1
Weststreet Court, Rowland Close, Maidstone, KENT, ME16 8HQ	25	0	25
11 Gabriels Hill, Maidstone, ME15 6HL	0	1	-1
97A, High Street, Maidstone, Kent, ME14 1SA	2	0	2
Broughton House, 31 Earl Street, Maidstone, ME14 1PF	4	0	4

Site location - Dwellings on sites making up completions	built	loss	Total
Chillington House, St Faiths Street, Maidstone, Kent, ME14 1LH	4	0	4
Cornerstone, 49-50 Marsham Street, Maidstone, ME14 1HH	2	0	2
30, Ashford Road, Maidstone, Kent, ME14 5BH	3	1	2
46, College Road, Maidstone, Kent, ME15 6YF	4	0	4
66, College Road, Maidstone, Kent, ME15 6SJ	1	0	1
61 Courtenay Road, Maidstone, Kent, ME15 6UW	0	1	-1
Idenden House, Medway Street, Maidstone ME14 1JT	22	0	22
Former Highways Depot, Marley Road, Harrietsham, Maidstone, Kent, ME17 1AU	9	0	9
Land at Northland and Groom Way, Old Ashford Road, Lenham, ME17 0QY	0	1	-1
Land at West Street and, Hook Lane, Harrietsham, Kent	57	0	57
A20 Northside, Ashford Road, Harrietsham, ME17 1JU	10	0	10
Former Horticultural Unit HADL, Oakwood Park, Tonbridge Road, Maidstone, Maidstone, Kent, ME16 8AW	8	0	8
Saxon Chief, 250, Queens Road, Maidstone, Kent, ME16 0LD	6	0	6
4, Mil Street, Maidstone, Kent, ME15 6XH	2	0	2
The Ten Bells, Upper Street, Leeds, ME17 1SE	3	0	3
The Ten Bells, Upper Street, Leeds, ME17 1SE	1	0	1
George Marsham House, Holmesdale Close, Loose, Maidstone, Kent, ME15 0BE	14	0	14
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	4	0	4
Land at Junction of West Park Road and York Road, Maidstone, ME15 7AF	12	0	12
The Victory Inn, 23 Church Street, Tovil, ME15 6RB	7	0	7
Ambulance Station, Loose Road, Maidstone, ME15 9QB	8	0	8
Cuckoofield House, Linton Park, Linton, ME14 4AN	1	0	1
Sorrento, Station Road, Staplehurst, TN12 0PZ	1	0	1
Great Oak Farm, Friday Street, East Sutton, Kent	1	0	1
The Cottage, Kenward Road, Kenward Orchard, Yalding MAIDSTONE	1	0	1
Calcot, Coldbridge Lane, Egerton, Ashford, Kent, TN27 9BP	1	0	1
Oak Lodge, Tilden Lane, Marden, Tonbridge, Kent, TN12 9AX	1	0	1
Willows End, Green Lane, Yalding, Tonbridge, Kent, TN12 9RB	2	0	2
Land off, Marigold Way, Maidstone, Kent	20	0	20

Site location - Dwellings on sites making up completions	built	loss	Total
The MAP Depot Site, Goudhurst Road, Marden, Kent	14	0	14
Land at Hayle Place, Postley Road, Maidstone, ME15 6DW	1	0	1
Land at Hayle Place, Postley Road, Maidstone, ME15 6DW	105	0	105
Land to the South of, Oliver Road, Staplehurst, Kent	10	0	10
Total 2014/15			413
Completions 2013/14			
110A, Marion Crescent, Maidstone, Kent, ME15 7DU	1	1	0
Clerys, ST Faiths Lane, Bearsted, Maidstone, Kent, ME14 4JN	0	1	-1
17 Willington Street, Maidstone, ME15 8JW	1	0	1
26, Cotswold Gardens, Downswood, Maidstone, Kent, ME15 8TB	1	0	1
1 and 2 Cottage Wood, Castle Hill, Thurnham, ME14 3JE	0	2	-2
The Oast House, Boy Court Lane, Ulcombe, TN27 9LA	1	0	1
Southgate Barn, High Banks, Loose, ME15 0EQ	1	0	1
36, Roseleigh Avenue, Maidstone, Kent, ME16 0AS	1	0	1
Saltash, Oakwood Road, Maidstone, Kent, ME16 8AL	1	0	1
Land at 36, Huntington Road, Coxheath, Kent, ME17 4DY	1	0	1
Weimear, Malling Road, Teston, Maidstone, Kent, ME18 5AR	1	0	1
Land at Depot Site, George Street, Maidstone, Kent, ME15 6NX	33	0	33
Land at The Cottage, Gravelly Bottom Road, Kingswood, ME17 3NT	1	0	1
Caring Wood, Caring Lane, Leeds, Maidstone, Kent, ME17 1TJ	1	0	1
17, North Street, Sutton Valence, Maidstone, Kent, ME17 3AP	1	0	1
75, College Road, Maidstone, Kent, ME15 6TF	2	0	2
13, Mangravet Avenue, Maidstone, Kent, ME15 9BQ	0	1	-1
127 Cambridge Crescent, Maidstone, ME15 7NS	1	0	1
New Melbourne House, Canning Street, Maidstone, Kent, ME14 2RU	9	0	9
37A Hillary Road, Maidstone, ME14 2JR	2	0	2
Rising Sun, 22, Marsham Street, Maidstone, Kent, ME14 1EP	4	0	4
85 Upper Stone Street, Maidstone, ME15 6HE	2	0	2
Land at Church Street, Maidstone, ME14 1EL	26	0	26
Land adj to 37, Ashford Road, Maidstone, Kent, ME14 5DB	4	0	4

Site location - Dwellings on sites making up completions	built	loss	Total
68, Brunswick Street, Maidstone, Kent, ME15 6NP	1	0	1
68, Bank Street, Maidstone, Kent, ME14 1SN	4	0	4
9, Mill Street, Maidstone, Kent, ME15 6XP	1	0	1
29, Old Tovil Road, Maidstone, Kent, ME15 6PR	1	0	1
66, Melville Road, Maidstone, Kent, ME15 7UT	1	0	1
3 Falcon Court, 73, College Road, Maidstone, ME15 6TF	1	0	1
53, High Street, Maidstone, Kent, ME14 1SY	2	0	2
Aylesbury House, 56 London Road, Maidstone, ME16 8QL	2	0	2
8 Lower Road, Maidstone, ME15 7RQ	2	0	2
76-78 College Road, Maidstone, ME15 6SJ	1	0	1
20-24, Melville Road, Maidstone, Kent, ME15 7UY	8	0	8
82, Hardy Street, Maidstone, Kent, ME14 2SJ	2	1	1
22 Spot Lane, Bearsted, ME15 8NU	1	0	1
8, Manor Close, Bearsted, Maidstone, Kent, ME14 4BY	2	0	2
FirTree Yard, Stockett Lane, Coxheath, ME17 4PY	6	0	6
21- 25 The Street, Detling, Kent, ME14 3JT	6	0	6
Royal George, 2, Boxley Road, Maidstone, Kent, ME14 2TH	1	0	1
31 Brewer Street, Maidstone, ME14 1RU	6	3	3
97, Tonbridge Road, Maidstone, Kent, ME16 8JN	3	1	2
2, Upper Fant Road, Maidstone, Kent, ME16 8DN	5	0	5
13, Tonbridge Road, Maidstone, Kent, ME16 8HG	3	0	3
13, Tonbridge Road, Maidstone, Kent, ME16 8HG	8	0	8
Land r/o 125, Tonbridge Road, Maidstone, Kent, ME16 8JS	2	0	2
17, Bower Lane, Maidstone, Kent, ME16 8BJ	2	1	1
Westwood Ham Lane, Lenham, ME17 2LP	5	0	5
Land East and West of, Fairbourne Lane, Harrietsham, Kent	3	0	3
3, Northdowns View, Harrietsham, Maidstone, Kent, ME17 1AQ	1	0	1
Land at West Street and, Hook Lane, Harrietsham, Kent	23	0	23
Land East of Chance, Grigg Lane, Headcorn, TN27 9TD	25	0	25
11, Station Road, Headcorn, Ashford, Kent, TN27 9SB	1	0	1
Low House Annexe, Pilgrims Way, Thurnham, Maidstone, Kent, ME14 3LD	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
13, Wheatsheaf Close, Maidstone, Kent, ME15 9QA	2	1	1
37, Ashford Road, Maidstone, Kent, ME14 5DP	1	0	1
Yelstead Farm, Yelstead Road, Yelstead, Sittingbourne, Kent, ME9 7UT	1	0	1
18, Buckland Road, Maidstone, Kent, ME16 0SL	2	0	2
2, Albion Place, Maidstone, Kent, ME14 5DY	7	0	7
62, West Street, Harrietsham, Maidstone, Kent, ME17 1HU	1	0	1
Wind in The Willows Farm, Wagon Lane, Paddock Wood, Tonbridge, Kent, TN12 6PT	1	0	1
Lyle's Yard, Bicknor Lane, Bicknor, Sittingbourne, Kent, ME9 8BA	1	0	1
The Cottage in The Wood, East Lodge, Harple Lane, Detling, Maidstone, Kent, ME14 3ET	1	0	1
Lodge Cottage, Court Lodge Road, Harrietsham, Maidstone, Kent, ME17 1AS	1	0	1
11, Upper Stone Street, Maidstone, Kent, ME15 6EU	2	0	2
315, Tonbridge Road, Maidstone, Kent, ME16 8ND	1	0	1
Valley Farm, Dean Street, East Farleigh, Maidstone, Kent, ME15 0HT	1	0	1
2, Upper Fant Road, Maidstone, Kent, ME16 8DN	1	0	1
The George, Benover Road, Yalding, Maidstone, Kent, ME18 6EJ	1	0	1
Braye House, North Street, Sutton Valence, Maidstone, Kent, ME17 3HT	2	0	2
40, Gladstone Road, Maidstone, Kent, ME14 2AX	3	1	2
28, Sutton Road, Maidstone, Kent, ME15 9AH	0	1	-1
Fairbourne Manor, Fairbourne Lane, Harrietsham, Maidstone, Kent, ME17 1LN	0	1	-1
The Piggeries, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	0	1	-1
Westree Court, Rowland Close, Maidstone, Kent, ME16 8HQ	11	0	11
74 Buckland Road, Maidstone, ME16 0SD	0	1	-1
Former Horticultural Unit Hadl, Oakwood Park, Tonbridge Road, Maidstone, Kent, ME16 8AW	42	0	42
Halls Place, Rigshill Road, Otterden, ME13 0JD	1	0	1
Norton Hall, Rigshill Road, Otterden, ME13 0JD	1	0	1
Land East of, South Street Road, Stockbury, Kent, ME9 7UH	8	0	8
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	55	0	55
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	14	0	14

Site location - Dwellings on sites making up completions	built	loss	Total
Land at 14 Ellingham Lees, Maidstone, ME15 9AQ	1	0	1
Land at Hayle Place, Postley Road, Maidstone, ME15 6DW	11	0	11
Former Rose Inn site 1, Farleigh Hill, Tovil, Maidstone, Kent, ME15 6RG	14	0	14
Mill House, High Street, Staplehurst, Tonbridge, Kent, TN12 0AU	1	0	1
Somersby Stables, Headcorn Road, Sutton Valence, ME17 3EL	2	0	2
The Orchards, Snowey Track, Park Lane, Boughton Monchelsea, ME17 4JJ	4	0	4
Roydon Farm, Pye Corner, Ulcombe, ME17 1EF	2	0	2
Mulberry Farm, East Street, Hunton, ME15 0RA	2	0	2
Bramblewood Stables, Pitt Road, Langley, ME17 3NR	4	0	4
Quarter Paddocks, Bletchenden Road, Headcorn, TN27 9JB	4	0	4
2-8 Brunswick Street, Maidstone, ME15 6NP	8	0	8
Old School Hall, Lower Road, East Farleigh, ME15 0JL	1	0	1
Total 2013/14			423
Completions 2012/13			
Ruby, Chatham Road, Sandling, Maidstone, Kent, ME14 3AY	1	0	1
Homstall Farm, Love Lane, Headcorn, Ashford, Kent, TN27 9HJ	1	0	1
Guildstead Lodge, Yelstead Lane, Sittingbourne, Kent, ME9 7UT	1	0	1
66 & 67, Queen Elizabeth Square, Maidstone, Kent, ME15 9DA	0	2	-2
Applelyn, Benover Road, Yalding, Maidstone, Kent, ME18 6EY	1	0	1
Fishers Oast, Fishers Road, Staplehurst, Tonbridge, Kent, TN12 0DD	1	0	1
Fishers Oast, Fishers Road, Staplehurst, Tonbridge, Kent, TN12 0DD	1	0	1
Frogs Hole, Pilgrims Way, Hollingbourne, Maidstone, Kent, ME17 1UZ	1	2	-1
Unit 4A Rowan House Farm, Gravelly Bottom Road, Kingswood, Maidstone, Kent, ME17 3NU	1	0	1
46, Melville Road, Maidstone, Kent, ME15 7UR	5	1	4
110A, Marion Crescent, Maidstone, Kent, ME15 7DU	0	1	-1
Ground Floor Flat, 1C, Whitmore Street, Maidstone, Kent, ME16 8JX	1	0	1
76, Bower Mount Road, Maidstone, Kent, ME16 8AT	1	0	1
Clerys, St Faiths Lane, Bearsted, Maidstone, Kent, ME14 4JN	0	1	-1
Land to the rear of Tahsis, White Hill Road, Detling, ME14 3HH	1	0	1
Land adj to the Retreat, Ware Street, Weaving, ME14 5LA	1	0	1
Two Tress, 25 The Landway, Bearsted, ME14 4BE	4	0	4

Site location - Dwellings on sites making up completions	built	loss	Total
72 Boxley Road, Maidstone, ME14 2TW	4	1	3
72 Boxley Road, Maidstone, ME14 2TW	2	1	1
East Court, The Street, Detling, Maidstone, Kent, ME14 3JX	3	0	3
Post Office Stores, 16-20 The Street, Detling, ME14 3JT	3	0	3
1 and 2 Cottage Wood, Castle Hill, Thurnham, ME14 3JE	0	2	-2
The Barn, Thurnham Lane, Thurnham, ME14 4QZ	1	0	1
Orchard House, Dunn Street Road, Bredhurst, Gillingham, Kent, ME7 3LY	1	0	1
8, Manor Close, Bearsted, Maidstone, Kent, ME14 4BY	0	1	-1
3, Heathfield Road, Penenden Heath, Maidstone, Kent, ME14 2AD	1	0	1
24 & 25, Well Road, Maidstone, Kent, ME14 1XL	2	0	2
Linscot, Roundwell, Bearsted, ME14 4HJ	2	1	1
Land rear of Frantom, Grove Green Road, Maidstone, ME14 5JT	1	0	1
Hubbards Farm, Hook Lane, Lenham Heath, ME17 2BX	2	0	2
Fairbourne Manor Farm, Silverdale, Fairbourne Lane, Harrietsham, ME17 0QY	1	0	1
Snagbrook Farm, Snagbrook Oast, Eyhorne Street, Hollingbourne, ME17 1UA	1	0	1
South Green Farm, South Green Lane, Sittingbourne, ME9 7RR	1	0	1
Blue House Farm, Warren Street, Lenham, ME17 2ED	1	0	1
Land adj to Bryher, Dawks Meadow, Headcorn, TN27 9NJ	1	0	1
9 Jaggard Way, Staplehurst, TN12 0LF	1	0	1
Land to the rear of Blue Tops, Walnut Tree Lane, Maidstone, ME15 9RG	1	0	1
Land between Pebbledene and Hollydene, Ulcombe Road, Headcorn, TN27 9QR	1	0	1
The Piggeries, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	1	0	1
off Knights Way, Knights Way, Headcorn, Kent, TN12 0QX	3	0	3
13, Mill Bank, Headcorn, Ashford, Kent, TN27 9RB	1	0	1
1 Odiham Drive, Maidstone, ME16 0TW	0	1	-1
1 Kilndown Close, Maidstone, ME16 0PL	1	0	1
478, Loose Road, Maidstone, Kent, ME15 9UB	1	0	1
1 Church Road, Tovil, ME15 6QX	4	0	4
Frith Hall Barn, Frith Hall, Dean Street, East Farleigh, ME15 0PR	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Stocks, Claygate Road, Laddingford, Maidstone, ME18 6BJ	1	0	1
Rectory Barn, Rectory Lane, Chart Sutton, ME17 3RD	1	0	1
Wolverley, Vicarage Lane, Yalding, ME18 6DT	1	0	1
85, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	2	0	2
Land adj Michael House, Charlton Lane, West Farleigh, ME15 0NU	3	0	3
Plot 10, Wilson Court, Yalding, ME18 6JN	1	0	1
Pine Lodge, Somerfield Road, Maidstone, ME16 8JJ	0	1	-1
Cedarwood, Queens Avenue, Maidstone, ME16 0EN	14	1	13
58 - 62 Sittingbourne Road, Maidstone, ME14 5HZ	5	0	5
21, Brewer Street, Maidstone, ME14 1RU	6	0	6
Kent Music School, Hastings Road, Maidstone, ME15 7SG	21	0	21
Fintonagh House, Fintonagh Drive, Penenden Heath, Maidstone, ME14 2AQ	11	0	11
Holly Bush Inn, 38 Fisher Street, Maidstone, ME14 2SU	7	0	7
Maidstone Borough Council Transport Depot, Armstrong Road, Maidstone, Kent, ME15 6AY	65	0	65
Former Park and Ride, Coombe Quarry, Armstrong Road, Maidstone, ME15 6ZT	32	0	32
Former Park and Ride, Coombe Quarry, Armstrong Road, Maidstone, ME15 6ZT	3	0	3
Land rear of Maidstone Fire Station, Loose Road, Maidstone, Kent, ME15 9QB	100	0	100
48 Lancet Lane, Maidstone, ME15 9SD	1	0	1
21, Franklin Drive, Weavering, Maidstone, Kent, ME14 5SY	9	0	9
Land at 113, 115 and 123 Tonbridge Road, Maidstone, ME16 8JS	6	0	6
49, Lower Fant Road, Maidstone, KENT, ME16 8DP	7	0	7
Wallis Yard, Hart Street, Maidstone, ME16 8RE	43	0	43
30 Milford Close, Maidstone, ME16 0EY	1	0	1
100 Tonbridge Road, Maidstone, ME16 8SL	5	0	5
56, Bower Lane, Maidstone, KENT, ME16 8ED	0	1	-1
Land adj 13 Warden Close, Maidstone, ME16 0JL	1	0	1
The Dell, Queens Road, Maidstone, ME16 0JG	2	0	2
48 Whitmore Street, Maidstone, ME16 8JU	4	0	4

Site location - Dwellings on sites making up completions	built	loss	Total
Sunnyside, 4 Buckland Hill, Maidstone, ME16 0SB	1	0	1
Charhurst, Chart Road, Sutton Valence, ME17 3AW	2	0	2
Langley Park Farm, Sutton Road, Langley, Maidstone, ME17 3NQ	1	0	1
Langley Park House, Langley Park Farm, Sutton Road, Langley, Maidstone, ME17 3NQ	1	0	1
The Hawthorns, Leeds Road, Langley, Maidstone, Kent, ME17 3JN	1	0	1
126, College Road, Maidstone, Kent, ME15 6SU	0	2	-2
177 Coombe Road, Maidstone, ME15 6UR	2	0	2
3 Marsham Street, Maidstone, ME14 1EW	1	0	1
29 Ashford Road, Maidstone, ME14 5DP	1	0	1
1A King Edward Road, Maidstone, ME15 6PN	2	0	2
Cornerstone, 49-50 Marsham Street, Maidstone, ME14 1HH	0	1	-1
20-24, Melville Road, Maidstone, Kent, ME15 7UY	0	14	-14
Westwood Ham Lane, Lenham, ME17 2LP	14	0	14
Threeways Depot, Sherway Close, Headcorn, TN27 9SP	7	0	7
Former Leonard Gould Works, Pickering Street, Loose, ME15 9RS	47	0	47
Former Leonard Gould Works, Pickering Street, Loose, ME15 9RS	1	0	1
The Willows, Church Green, Marden, TN12 9HL	22	0	22
Betherseden Court Site, Betherseden Court, Maidstone, Kent, ME15 8SS	11	0	11
Parisfield, Headcorn Road, Staplehurst, TN12 0BT	5	0	5
20A Wordsworth Road, Maidstone, ME14 2HH	2	0	2
Land adj to 22 Raymer Road, Maidstone, ME14 2JQ	1	0	1
Garages Corner of John Street &, Peel Street, Maidstone, Kent	2	0	2
1A, Wordsworth Road, Maidstone, KENT, ME14 2HH	1	0	1
79 Lower Boxley Road, Maidstone, ME14 2UU	4	0	4
19, Hardy Street, Maidstone, Kent, ME14 2SH	2	1	1
Land adj to 12 Coverdale Avenue, Maidstone, ME15 9DR	1	0	1
2 & 3, Lansdowne Avenue, Maidstone, Kent, ME15 9DJ	2	2	0
30 Sutton Road, Maidstone, ME15 9AH	1	0	1
Land adjacent to No 14, Ellingham Leas, Maidstone, Kent, ME15 9AQ	1	0	1
13, Mangravet Avenue, Maidstone, Kent, ME15 9BQ	0	1	-1

Site location - Dwellings on sites making up completions	built	loss	Total
125 Westmorland Road, Maidstone, ME15 8JD	1	0	1
Haven Farm, North Street, Sutton Valence, Maidstone, Kent, ME17 3HS	12	0	12
The Brambles, Ulcombe Road, Langley, Maidstone, Kent, ME17 3JE	5	0	5
The Bungalow, New Barn, Park Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4JJ	1	0	1
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	31	0	31
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	4	0	4
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	1	0	1
Maidstone Care at Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	0	5	-5
50, Hedley Street, Maidstone, Kent, ME14 5AD	1	0	1
Coombe Road, Maidstone	40	0	40
Coombe Road, Maidstone	4	0	4
27, Randall Street, Maidstone, Kent, ME14 2TB	1	0	1
Orchard Farm Nursery, Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JB	1	0	1
Land at Chartview, Chart Hill Road, Chart Sutton, Kent, ME17 3EX	1	0	1
Land at, Love Lane, Headcorn, Kent	1	0	1
Granada, Lenham Road, Headcorn, Ashford, Kent, TN27 9LE	1	0	1
Tommy's Maize, Summerhill Road, Marden, Tonbridge, Kent, TN12 9BX	2	0	2
1, Oak Lodge, Tilden Lane, Marden, Tonbridge, Kent, TN12 9AX	2	0	2
Blue Bell Farm, George Street, Staplehurst, Tonbridge, Kent, TN12 0RB	2	0	2
The Paddocks, George Street, Staplehurst, Tonbridge, Kent, TN12 0RA	2	0	2
Seaview Farm, South Street Road, Stockbury, Maidstone, Kent, ME9 7QS	2	0	2
Kilnwood Farm, Old Ham Lane, Lenham, Maidstone, Kent, ME17 2LT	2	0	2
24 Charlton Street, Maidstone, ME16 8LA	3	0	3
116A, London Road, Maidstone, Kent, ME16 0DJ	1	0	1
Downs Oak Farm, West Street, Harrietsham, Maidstone, Kent, ME17 1JZ	1	0	1
Total 2012/13			630
Completions 2011/12			
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	18	0	18

Site location - Dwellings on sites making up completions	built	loss	Total
Plot at Eyhorne Manor, Musket Lane, Hollingbourne, ME17 1UU	1	0	1
Parisfield, Headcorn Road, Staplehurst, TN12 0BT	7	0	7
Lenham Library, The Square, Lenham, ME17 2PQ	0	1	-1
85 Upper Stone Street, Maidstone, ME15 6HE	0	1	-1
79 Lower Boxley Road, Maidstone, ME14 2UU	0	1	-1
65 Week Street, Maidstone, ME14 1QU	1	0	1
67 High Street, Headcorn, TN27 9QA	1	0	1
Rectory Farm, Sutton Road, Langley, ME17 3LY	1	0	1
Redpit Barn, Redpit, Leeds Road, Langley, ME17 3JN	1	0	1
Dalkeith, Maidstone Road, Staplehurst, TN12 0RE	2	1	1
Cornerstone, 49-50 Marsham Street, Maidstone, ME14 1HH	1	0	1
Dingley Dell Cottage, Cobtree Manor, Forstal Road, Sandling, ME14 3AX	1	0	1
52 Union Street, Maidstone, ME14 1ED	0	1	-1
3 Maidstone Road, Lenham, ME17 2QH	0	1	-1
5 Westmorland Road, Maidstone, ME15 8BE	1	0	1
Kent Music School, Hastings Road, Maidstone, ME15 7SG	4	0	4
8 Lower Road, Maidstone, ME15 7RQ	0	1	-1
24 Charlton Street, Maidstone, ME16 8LA	0	1	-1
Little Benover Farm, Benover Road, Yalding, ME18 6AS	1	0	1
Annexe, Hall Lodge, Biddenden Road, Headcorn, TN27 9JD	1	0	1
Boughton Mount Farm, Cliff Hill, Boughton Monchelsea, ME17 4NB	1	0	1
1A Brunswick Street and rear of 45 Upper Stone Street, Maidstone, ME15 6NP	6	0	6
69 Bank Street, Maidstone, ME14 1SN	5	0	5
Olivia's Barn, Heath Road, Coxheath, ME17 4EF	1	0	1
1 Church Road, Tovil, ME15 6QX	0	1	-1
19 Marsham Street, Maidstone, ME14 1EP	1	0	1
16 Mote Road, Maidstone, ME15 6ES	1	3	-2
North Lodge, New Road, Langley, ME17 3NE	1	0	1
The Honeysuckles, Cross Drive, Kingswood, ME17 3NP	1	0	1
The Chances, Lughorse Lane, Hunton, ME15 0QU	1	0	1
Plum Tree Farm, Park Road, Marden, TN12 9LG	2	0	2

Site location - Dwellings on sites making up completions	built	loss	Total
Stable Paddocks, Marden Road, Staplehurst, TN12 0JG	1	0	1
Whiteacres, Marden Road, Staplehurst, TN12 0JG	4	0	4
Cobnut Tree Place (Plot 1), Church Hill, Boughton Monchelsea, ME17 4HP	1	0	1
Greenacre (Plot 5), Church Hill, Boughton Monchelsea, ME17 4HP	1	0	1
Land adj Amsbury Cottage, Amsbury Road, Coxheath, ME15 0QH	1	0	1
Four Oakes (Plot 2), Church Hill, Boughton Monchelsea, ME17 4HP	2	0	2
Stilebridge Paddock, Stilebridge Lane, Linton, ME17 4DE	2	0	2
The Orchards, Snowey Track, Park Lane, Boughton Monchelsea, ME17 4JJ	4	0	4
Little Appleby, Lucks Lane, Chart Sutton, ME17 4DA	3	0	3
Land East of Queen Street, Queen Street, Yalding, TN12 6PH	1	0	1
Land rear of Orchard Farm Nursery, Chartway Street, Kingswood, ME17 3JA	2	0	2
Cherry Cottage, Roseacre Lane, Bearsted, ME14 4JX	1	0	1
Land rear of 13-21 Ware Street, Bearsted, ME14 4PH	3	0	3
Little Orchard, Church Lane, Bearsted, ME14 4EF	5	0	5
Land Adj, 9 Mynn Crescent, Bearsted, ME14 4AS	1	0	1
51, Yeoman Way, Bearsted, Maidstone, Kent, ME15 8PH	1	0	1
Oaks, Westfield Sole Road, BOXLEY, ME14 3EH	1	0	1
Land rear of Ty Saith and Style Cottage, Weaving Street, Maidstone, ME14 5JQ	2	0	2
Land rear of Ty Saith, Weaving Street, Maidstone, ME14 5JQ	1	0	1
Land rear of Burnlea and Woodside, Grove Green Lane, Weaving, Kent, ME14 5JW	1	0	1
Plot 2 Land rear of Burnlea and Woodside, Grove Green Lane, Weaving, Kent, ME14 5JW	1	0	1
Rosemount and Krithia, Ashford Road, Weaving, ME14 4AG	4	0	4
Rosemount and Krithia, Ashford Road, Weaving, ME14 4AG	2	0	2
Land rear of 4 Senacre Cottages, Gore Court Road, Otham, ME15 8RE	2	0	2
Gore Court, Church Road, Otham, Maidstone, Kent, ME15 8RF	1	0	1
40 Ash Grove, Maidstone, ME16 0AA	1	0	1
Land on West Side, New Road, Headcorn, TN27 9SE	2	0	2
Bletcheden Manor Barn, Bletcheden Road, Headcorn, TN27 9JB	1	0	1
Land at 33 Wheeler Street, Headcorn, TN27 9SH	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
7 Mill Bank, Headcorn, TN27 9RB	1	0	1
Water Lane Farm, Water Lane, Ulcombe, ME17 1DE	1	0	1
Hallam House, North Street, Headcorn, TN27 9NN	17	0	17
Shoreham Nursery, Windmill Hill, Ulcombe, ME17 1EP	1	0	1
Oltims, Dawk's Meadow, Headcorn, Ashford, Kent, TN27 9NJ	1	0	1
Linton Water Tower, Linton Road, Loose, ME15 0DR	2	0	2
Detached Storage Building, rear of Scriba House, Old Loose Hill, Loose, ME15 0AA	1	0	1
5 AND 7 Shernolds, Maidstone, ME15 9QG	1	0	1
418 Loose Road, Maidstone, ME15 9TX	1	0	1
Spills Hill Farm Cradducks Lane Yard, Cradducks Lane, Staplehurst, Kent	1	0	1
Wattle Gates, Station Road, Staplehurst, Tonbridge, Kent, TN12 0QQ	1	0	1
34, Stanley Close, Staplehurst, Tonbridge, Kent, TN12 0TA	1	1	0
Former Lipscomb Volvo Site, Cavendish Way, Bearsted, ME15 8PN	20	0	20
47 West Street, Harrietsham, ME17 1HX	8	0	8
Land adj 28, Ashford Drive, Kingswood, Kent	18	0	18
Nine Oaks, Lenham Road, Kingswood, ME17 1LZ	2	0	2
Land off Winch's Garth, Winch's Garth, Staplehurst, Kent, TN12 0QX	5	0	5
The Brambles, Ulcombe Road, Langley, Maidstone, Kent, ME17 3JE	1	1	0
Kingsley Road Post Office, 118 Kingsley Road, Maidstone, ME15 7UL	1	0	1
Rear of 82 Bank Street, Maidstone, ME14 1SD	1	0	1
Brunswick House 18 - 30, Upper Stone Street, Maidstone, Kent, ME15 6EZ	4	0	4
82-84 Union Street, Maidstone, ME14 1EH	2	0	2
10, Marsham Street, Maidstone, Kent, ME14 1EP	1	0	1
County Furnishing Centre, 21, Waterloo Street, Maidstone, Kent, ME15 7UH	1	0	1
53, Hayle Road, Maidstone, Kent, ME15 6PE	5	1	4
Former Kent County Ophthalmic and Aural Hospital, Church Street, Maidstone, ME14 1DT	20	0	20
Former Kent County Ophthalmic and Aural Hospital, Church Street, Maidstone, ME14 1DT	32	0	32
100 Union Street, Maidstone, ME14 1EH	8	0	8
6A Bower Mount Road, Maidstone, ME16 8AU	6	0	6
Gardens rear of 48, 50, 52 AND 54 Buckland Road, Maidstone, ME16 0SH	24	0	24

Site location - Dwellings on sites making up completions	built	loss	Total
49, Lower Fant Road, Maidstone, Kent, ME16 8DP	0	1	-1
30-31 Prospect Place, Maidstone, ME16 8EG	7	0	7
105 Tonbridge Road, Maidstone, ME16 8JN	12	0	12
Land at James Whatman Way, Maidstone	117	0	117
Land off Collington Terrace and 160 to 170, Bicknor Road, Maidstone, KENT	12	0	12
YMCA, Melrose Close, Maidstone, ME15 6BD	15	0	15
Threeways Depot, Sherway Close, Headcorn, TN27 9SP	35	0	35
The Old Forge, 26A High Street, Lenham, ME17 2QD	1	0	1
88 West Street, Harrietsham, ME17 1HU	1	0	1
Boltons Cottage, Rose Lane, Lenham, Kent, ME17 2JN	1	0	1
Foxdene, Rumstead Lane, Stockbury, ME9 7RT	1	0	1
Land rear of Maidstone Fire Station, Loose Road, Maidstone, Kent, ME15 9QB	22	0	22
58 - 62 Sittingbourne Road, Maidstone, ME14 5HZ	8	0	8
Land at 113, 115 and 123 Tonbridge Road, Maidstone, ME16 8JS	7	0	7
Wallis Yard, Hart Street, Maidstone, ME16 8RE	25	0	25
Fintonagh House, Fintonagh Drive, Penenden Heath, Maidstone, ME14 2AQ	5	0	5
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	232	0	232
Maidstone Care At Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	24	0	24
1-3 Hardy Street, Maidstone, ME14 2SH	3	0	3
Land adj to 43A Park Way, Maidstone, ME15 7DN	1	0	1
85, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	0	1	-1
Land to the east of Beresford Cottage, The Quarries, Boughton Monchelsea, ME17 4NH	1	0	1
Land adj to Carpenters Cottage, Pleasant Valley Lane, East Farleigh, ME15 0BB	1	0	1
1, Markham Cottages, Charlton Lane, West Farleigh, ME15 0NL	1	0	1
Calf Pens, Little Cheveney Farm, Sheephurst Lane, Marden, TN12 9NX	1	0	1
Winifred, Howland Road, Marden, TN12 9EZ	3	1	2
Far Acre Farm, Goudhurst Road, Marden, TN12 9LT	1	0	1
Coombe Road, Maidstone	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Maidstone Borough Council Transport Depot, Armstrong Road, Maidstone, Kent, ME15 6AY	31	0	31
25 Warden Close, Maidstone, ME16 0JL	1	0	1
16, Warden Close, Maidstone, Kent, ME16 0JL	1	0	1
49, London Road, Maidstone, Kent, ME16 8JE	1	0	1
Fant Arms, 224, Upper Fant Road, Maidstone, Kent, ME16 8DH	2	0	2
575, Tonbridge Road, Maidstone, Kent, ME16 9LN	0	1	-1
Land between Elder Close and Charlesford Avenue, Kingswood, ME17 3PR	2	0	2
Broadlands, Leeds Road, Langley, ME17 3JN	1	0	1
Redpit, Leeds Road, Langley, ME17 3JN	1	0	1
Red Heugh House, Lower Road, Sutton Valence, Kent, ME17 3AL	1	0	1
Lynrick, Orchard Close, Langley, Maidstone, Kent, ME17 3LL	1	0	1
9 & 10, Granada House, Lower Stone Street, Maidstone, Kent, ME15 6JP	2	0	2
Former Leonard Gould Works, Pickering Street, Loose, ME15 9RS	8	0	8
Total 2011/12			873
Total			2860

Table 6.1 List of sites making up completions

Site location - Dwellings on sites making up completions	built	loss	Total
Imperial Park, Land at Gore Court Road, Maidstone	59	0	59
Concorde House, London Road, Maidstone	74	0	74
Land south of, Oliver Road, Staplehurst	17	0	17
The Pump House Forstal Road Aylesford	4	0	4
Land off Goudhurst Road, Marden	15	0	15
Buckland Hill car park, Maidstone	62	0	62
Land west of, Bicknor Farm Cottages, Sutton Road, Maidstone	15	0	15
Land at, Langley Park Sutton Road, Maidstone	25	0	25
Former Nurses Home, Hermitage Lane, Maidstone	21	0	21

Site location - Dwellings on sites making up completions	built	loss	Total
Land at, Gore Court Road, Maidstone	26	0	26
Russell Hotel, 136 Boxley Road, Maidstone	6	0	6
William Shipley House Knighrider Street, Maidstone	8	0	8
Land rear of 170 Tonbridge Road, Maidstone	1	0	1
Bridge Nursery, London Road, Maidstone	27	0	27
Rear, 49 Meadow Walk, Maidstone	1	0	1
Off Blackmanstone Way (Bridge Nursery London Rd), Maidstone	4	0	4
Land off, Faversham Road, Lenham	4	0	4
Fairmeadow	21	0	21
Total	390	0	390

Table 6.2 Building Surveying reported completions 1 April 2016 to 31 August 2016

Appendix B List of extant planning permissions and allocations

6.1 The following tables list the number of dwellings (net of losses) on sites that contribute towards housing land supply. The figures exclude the non-implementation discount for extant permissions for individual sites. The total number of dwellings discounted for non-implementation are quoted at the end of the extant planning permission table. Where amendments have been made from Document SUB 005 Table 8.10 these changes have been highlighted.

6.2 The 'status' column indicates whether planning applications are full, outline, reserved matters, a lawful development not reported as complete by the Building Control or prior notifications (PN); where permission has been granted subject to the signing of section 106 agreements; and where an application for a Local Plan allocation is pending a decision. The 'feedback' column confirms where phasing on large sites (5+ dwellings) has been guided by feedback from landowners and developers, or their agents. A 'yes' indicates feedback that has helped inform the phasing of a site; and a 'no' indicates where, following three attempts in March and a further attempt in September, contact had been unsuccessful.

6.3 The 'progress' column indicates whether a site is under construction (UC), not started (N/S), completed or expired.

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
85, Heath Road, Maidstone, Kent, ME16 9LD	4			Full	U/C	
Land West Of, Hermitage Lane, Maidstone, Kent	160	90		REM	N/S	Yes
1 St Andrews Road, Maidstone, ME16 9AN	10			Full	U/C	Yes
Land at Oakapple Lane and Hermitage Lane, Maidstone	48			Full	U/C	Yes
Harrietsham House, Burdock Court, ME16 0GN	2			Full	N/S	
Land South West of, Oakapple Lane, Maidstone	80			Out	N/S	Yes
Land To The East Of, Hermitage Lane, Maidstone	205	250	45	Out	N/S	Yes
Land to rear of 170 Tonbridge Road, Maidstone, ME16 8SR	0			Full	COMPLETED	
Kent House Beaver Road, Allington, Maidstone, Kent, ME16 0XR	8			Out	N/S	Yes
Bridge Nursery, London Road, Maidstone,	99			Full	U/C	Yes
Parkwood Cottages, Teston Corner, Teston, ME18 5BA	-1			Full	U/C	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Little Court Lodge Farm, Tonbridge Road, Teston, ME18 5BY	1			PN	N/S	
Mount Lodge, Church Lane, Bearsted, Maidstone, Kent, ME14 4EF	1			Full	N/S	
7 Cavendish Way, Bearsted, ME15 8PW	1			Full	U/C	
Tremayne, Church Lane, Bearsted, Kent, ME14 4EF	1			Full	N/S	
4 Manor Close, Bearsted, Kent, ME14 4BY	1			Full	N/S	
1, Sandy Mount, Bearsted, Maidstone, Kent, ME14 4PJ	1			Full	N/S	
The Old Plantation PH, 33 Plantation Lane, Bearsted, ME14 4BJ	2			Full	U/C	
The Mount, Church Lane, Bearsted	1			Full	N/S	
The Piggeries, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	1			Full	U/C	
Eel House Farm, Lower Farm Road, Boughton Monchelsea, ME17 4DD	2			PN	N/S	
Barn, Lested Farm, Plough Wents Road, Chart Sutton, ME17 3SA	3			PN	N/S	
The Oast, Brishing Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4NF	2			Full	U/C	
Albion Inn, Church Street, Boughton Monchelsea, Maidstone, Kent, ME17 4HW	2			Full	N/S	
East Lyewood House, Green Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4LD	1			Full	N/S	
Barn The Nursery, Wierton Hall Farm, East Hall Hill, Boughton Monchelsea, ME17 4JU	1			PN	N/S	
Amber Green Farm, Amber Lane, Chart Sutton	1			PN	U/C	
Ladds Court Farm, Chart Hill Road, Chart Sutton, ME17 3RQ	1			PN	N/S	
The Apple Barn, The Oast, Brishing Lane, Boughton Monchelsea, ME17 4NF	2			PN	N/S	
The Nook, Boxley Road, Walderslade, ME5 9JG	1			Full	U/C	
Street Farm, The Street, Boxley, Maidstone, Kent, ME14 3DR	1			Full	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
The Maidstone Studios, New Cut Road, Maidstone, ME14 5NZ		77		Full	N/S	Yes
Hillah, Cossington Road, Boxley, Chatham, Kent, ME5 9JB	1			Full	U/C	
Boxley Church Hall, The Street, Boxley, Maidstone, Kent, ME14 3DX	1			Full	N/S	
Court Lodge Farm, The Street, Boxley, Maidstone, Kent, ME14 3DX	1			Full	N/S	
The Pump House, Forstal Road, Aylesford, Kent	2			PN	U/C	No
The Pump House, Forstal Road, Aylesford, Kent	3			Full	N/S	
Tyland Corner, Tyland Lane, ME14 3BL	9			Full	U/C	Yes
Land Adjacent 1 Bakery Cottages, Chatham Road, Boxley, ME14 3BE	1			Full	N/S	
Medway Cottage, Forstal Road, Sandling, ME14 3AR	1			Out	N/S	
Land at Blind Lane, Bredhurst, ME7 3JR	1			Full	U/C	
Cherry Orchard Stables, Dunn Street Road, Bredhurst, ME7 3LY	1			Full	N/S	
Land Adjoining, 35 Timber Tops, Boxley, ME5 8XQ	1			Full	N/S	
22 Goldstone Walk, Boxley, ME5 9QB	1			Out	N/S	
Land East Of, Gleamingwood Drive, Lordswood	89			Out	N/S	Yes
Land North at, Blind Lane, Bredhurst	2			Full	N/S	
Abbots Court Farm, The Street, Bredhurst, ME7 3LQ	1			Full	N/S	
3 Blind Lane, Bredhurst, ME7 3JR	4			Out	N/S	
Somerfield House, 59, London Road, Maidstone, Kent, ME16 8JH		12		Full	N/S	Yes
Ashmore House, 57, London Road, Maidstone, Kent, ME16 8JH		0		Full	EXPIRED	No
10 Buckland Road, Maidstone, ME16 0SL	14			Full	U/C	Yes
44 Bower Street, Maidstone, ME16 8SD	2			Full	U/C	
12, Tonbridge Road, Maidstone, Kent, ME16 8RP	9			Full	U/C	Yes

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Focus House, 6, Tonbridge Road, Maidstone, Kent, ME16 8RP	10			PN	U/C	Yes
42 Bower Street, Maidstone, ME16 8SD	2			Full	U/C	
Focus House, 6, Tonbridge Road, Maidstone, Kent, ME16 8RP	5			Full	U/C	Yes
88 London Road, ME16 0DP	1			Full	N/S	
4A, Cloudberry Close, Maidstone, Kent	1			Full	U/C	
Land adj. Little Foxes, Greenwich Close, Maidstone, Kent, ME16 0JA	1			Out	N/S	
Concorde House, 10, London Road, Maidstone, Kent, ME16 8QA	0			PN	COMPLETED	Yes
Buckland Hill Car Park, Buckland Hill, Maidstone, ME16 0YN	2			Full	U/C	Yes
58 - 60 Tonbridge Road, Maidstone, Kent, ME16 8SE	2			PN	N/S	
81, London Road, Maidstone, ME16 0DU		13		Full	N/S	Yes
54 Tonbridge Road, Maidstone, ME16 8SE	4			Full	N/S	
10 Tonbridge Road, Maidstone, ME16 8RP	5			PN	N/S	No
Ewell Manor, Ewell Lane, West Farleigh, Maidstone, Kent, ME15 0NG	1			Full	U/C	
Land at Londis Store & Bird in Hand PH, Heath Road, COXHEATH, ME17 4EH	8			Full	U/C	Yes
Land Adj Cloudbank & Hillcrest, Lower Road, East Farleigh	1			Full	U/C	
Eastleigh, Workhouse Lane, East Farleigh, Maidstone, Kent, ME15 0PZ	0			Full	EXPIRED	
Tutsham Farm, Hunt Street, West Farleigh, ME15 0NE	3			PN	N/S	
Redwall Oast, Redwall Farmhouse, Redwall Lane, Linton, ME17 4AX	1			Full	N/S	
Home Farm Buildings, Linton Park, Linton, Kent	1			PN	N/S	
Tractor Shed, Linton Park, Linton, ME17 4AN	1			PN	N/S	
44 Stocket Lane, Coxheath, ME17 4PT	1			Full	U/C	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
The Coach House Rear Of The Victoria Public House, Heath Road, East Farleigh	1			Full	U/C	
Land adj. Amsbury Cottage, Amsbury Road, Coxheath, MB15 0QH	1			Full	N/S	
Land south of Heath Road, Coxheath, Kent, ME17 4PB	72			Out	N/S	Yes
Farleigh Green Yard, Lower Road, West Farleigh, ME15 0PF	4			Full	N/S	
Land At 36, Huntington Road, Coxheath, ME17 4DY	1			Out	N/S	
Land North of Heath Road, Coxheath	110			Full	U/C	Yes
Land Adjacent To 1 The Valley, Coxheath, ME17 4EW	1			Full	N/S	
Land r/o Barker Cottages, New Cut, Dean Street, East Farleigh	1			Full	N/S	
Park House, Lughorse Lane, Hunton, ME15 0QS	1			PN	N/S	
The Hay Barn, Tutsham Farm, West Farleigh, ME15 0NE	1			PN	U/C	
Barn Adjacent To Southover, Grove Lane, Hunton, Kent, ME15 0SE	1			PN	N/S	
Friningham Manor, Friningham, Detling, Maidstone, Kent, ME14 3JD	1			Full	N/S	
Radar Studio, Coldblow Lane, THURNHAM, KENT, ME14 3LR	5			Full	U/C	Yes
Fairways, Thurnham Lane, Thurnham, Maidstone, Kent, ME14 4PL	1			Full	U/C	
Land Adjoining, 1 Fancy Row, Thurnham Lane, Thurnham, Kent, ME14 4PL	1			Full	N/S	
The Coach House Adj to Thornham Friars, Pilgrims Way, Thurnham ME14 3LN	1			Full	N/S	
Old School House, Thurnham Lane, Thurnham, Maidstone, Kent, ME14 4PL	1			Full	U/C	
26 The Street, Detling, Kent, ME14 3JT	2			Full	N/S	
The Stables, East Court, The Street, Detling, ME14 3JX	2			Full	N/S	
Land Adjacent To Fancy Cottages And Claymore, Thurnham Lane, Thurnham, ME14 4PL	1			Full	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Chestnut Wood Farm, Scragged Oak Road, Detling, ME14 3HL	1			Full	N/S	
Land West Of Bicknor Farm Cottages, Sutton Road, Maidstone, Kent	71			Full	U/C	Yes
Land to rear of 56-62 Boxley Road, Maidstone, ME14 2TW	4			Full	N/S	
9 Brewer Street, Maidstone, ME14 1RU	1			PN	N/S	
3, Heathfield Road, Penenden Heath, Maidstone, Kent, ME14 2AD	1			Full	N/S	
Frederick House And 28 Brewer Street, Maidstone, ME14 1RY		11		PN	N/S	Yes
97 Holland Road, Maidstone, ME14 1UN	5			Full	N/S	Yes
7 Brewer Street, Maidstone, ME14 1RU	1			Full	N/S	
23 Union Street, Maidstone, ME14 1EB	6			PN	N/S	Yes
The Oast House, Rectory Lane, Barming, Maidstone, Kent, ME16 9NG	0			Full	EXPIRED	
26, Tonbridge Road, Maidstone, KENT, ME16 8RT	4			Out	U/C	
Child And Adolescent Services, Gatland House, Gatland Lane, Maidstone, Kent, ME16 8PF		14		Full	N/S	Yes
The Old Rectory, Farleigh Lane, Maidstone, Kent, ME16 9LX	2			Full	U/C	
77A Tonbridge Road, Maidstone, ME16 8JN	4			Full	N/S	
3 Tonbridge Road, Maidstone ME16 8RL	9			PN	N/S	Yes
First Floor, 5 Tonbridge Road, Maidstone ME16 8RL	1			PN	N/S	
4, Little Court, Lower Fant Road, Maidstone, Kent, ME16 8DL	1			Full	N/S	
2a Western Road, Maidstone, ME16 8NE	1			Full	N/S	
169 Milton Street, Maidstone ME16 8LL	1			PN	N/S	
Land Adjoining 12, Lower Fant Road, Maidstone,	1			Full	N/S	
20 Milton Street, Maidstone	1			Full	N/S	
Land To The Rear Of Milton Street And Hartnup Street, Milton Street, Maidstone, ME16 8LL	22			Full	U/C	Yes

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Barker Chambers, Barker Road, Maidstone, ME16 8SF	17			PN	N/S	Yes
Land Rear Of Pats Cottage, Farleigh Lane, Maidstone, ME16 9LY	1			Full	N/S	
Land rear of former BP Filling Station, 531 Tonbridge Road, Maidstone ME16 9LN	14			Full	U/C	Yes
Fairbourne Manor, Fairbourne Lane, Harrietsham, Maidstone, KENT, ME17 1LN	0			Full	EXPIRED	
Land at Elmstone Farm, Elmstone Hole Road, Grafty Green, ME17 2AJ	1			Full	U/C	
8, Faversham Road, Lenham, Maidstone, Kent, ME17 2PN	0			Full	COMPLETE	
22 High Street, Lenham, Kent, ME17 2QD	1			Full	N/S	
New Shelve Farm, Ashford Road, LENHAM, ME17 2DS	1			Full	U/C	
3, Maidstone Road, Lenham, Maidstone, KENT, ME17 2QH	1			Full	N/S	
14 Quested Way, Harrietsham, ME17 1JJ	2			Full	U/C	
Kilnwood Meadow, Oldham Lane, Lenham	3			PN	N/S	
Land South Of Ashford Road, Harrietsham,	113			Full	N/S	Yes
Barn, Liverton Hill, Sandway, ME17 2NJ	2			PN	N/S	
The Old Goods Yard, Headcorn Road, Lenham, ME17 2HT	66			Out	N/S	Yes
Fairbourne Manor Farm, Fairbourne Lane, Harrietsham	1			Full	N/S	
Sunnybank Barn, Headcorn Road, Sandway, ME17 2ND	1			PN	N/S	
Land At, Church Road, Harrietsham	96			REM	N/S	Yes
Tanyard Farm, Old Ashford Road	5			Full	N/S	Yes
Lenham United Reformed Church, Maidstone Road, Lenham, ME17 2QH	24			Full	N/S	Yes
51 West Street, Harrietsham, ME17 1HX	1			Full	N/S	
72, Knaves Acre, Headcorn, Ashford, Kent, TN27 9TJ	1			Full	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Boy Court Oast, Boy Court Lane, Ulcombe, TN27 9LA	1			Full	U/C	
Land east of Chance, Grigg Lane, Headcorn, TN27 9TD	5			Full	N/S	Yes
Old School House Day Nursery, Station Approach, Headcorn, TN27 9SD	9			Full	N/S	Yes
Land R/O Hardwicks & Elizabeth House, Grigg Lane, Headcorn, TN27 9TD	20			REM	N/S	Yes
Land adj Ulcombe C of E Primary School, The Street, Ulcombe, ME17 1DU	3			Full	N/S	
Land adjoining 49 Oak Lane, Headcorn, TN27 9TG	1			Full	U/C	
Naked Foods Ltd, Smarden Road, Headcorn, TN27 9TA	14			Full	U/C	Yes
Kent Cottage, Grigg Lane, Headcorn, Ashford, Kent, TN27 9TD	25			Out	U/C	Yes
The Kings Arms Public House, High Street, Headcorn, Kent, TN27 9NH	7			Full	N/S	Yes
2 Stone Cottages, Maidstone Road, Headcorn, Kent, TN27 9RR	1			Full	N/S	
Highlands Lodge, Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3HZ	0			PN	EXPIRED	
Kingsnorth Manor Farm, Crumps Lane, Ulcombe, Maidstone, Kent, ME17 1EU	0			Full	EXPIRED	
35, Knaves Acre, Headcorn, Ashford, Kent, TN27 9TJ	1			Full	N/S	
The Surgery, Clerks Field, Headcorn, TN27 9QL	4			Full	U/C	
The Barn At Brambling, Hawkenbury Road, Hawkenbury, Kent, TN12 0EA	1			Full	N/S	
23 Forge Lane, Headcorn, Kent, TN27 9QN	1			Full	U/C	
Upper Boy Court Oast, Boy Court Lane, Headcorn, TN27 9LA	1			Full	N/S	
The Cow Shed, Land adj to Little Southernden Barn, Southernden Road, Headcorn, TN27 9LL	3			PN	N/S	
Agricultural Barn, Coldbridge Lane, Grafty Green, ME17 2AX	1			PN	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Leighbridge Farm, Plumtree Road, Headcorn, TN27 9PD	2			Full	N/S	
Naked Foods Ltd (Site 2), Smarden Road, Headcorn, TN27 9TA	7			Full	N/S	Yes
Land To The North Of, Lenham Road, Headcorn, TN27 9TU	48			Full	U/C	Yes
Oakhurst Farm, Ulcombe Road, Headcorn, TN27 9JX	3			PN	N/S	
Land To The Rear Of Elizabeth House, Grigg Lane, Headcorn, TN27 9LY	1			Full	N/S	
White Mill, 11 Mill Bank, Headcorn, TN27 9RB	1			Full	U/C	
Summerhill Free Range Farm, Four Oaks Road, Headcorn, TN27 9NX	1			Full	N/S	
Land Between Mill Bank, Ulcombe Road & Kings Road, Headcorn, TN27 9LD	125	95		Out	N/S	Yes
Park House Farm, Lenham Road, Headcorn, TN27 9LJ	3			PN	N/S	
Hill Farm, Lenham Road, Harrietsham, ME17 1LT	1			PN	N/S	
33-34, Church Street, Maidstone, ME14 1EN	1			Full	N/S	
Rear of 11/13, Albion Place, Maidstone, Kent, ME14 5DY	8			REM	N/S	Yes
11 Gabriels Hill, Maidstone, ME15 6HL	1			Full	U/C	
36 High Street, Maidstone, ME14 1JH	3			Full	N/S	
Miller House, 43-51 Lower Stone Street, Maidstone, ME15 6GB	99			PN	U/C	Yes
British Queen, 7 - 8 Square Hill, Maidstone, Kent, ME15 7TJ	13			Full	U/C	Yes
10A, Queen Anne Road, Maidstone, Kent, ME14 1HB	1			Full	N/S	
1, Marsham Street, Maidstone, Kent, ME14 1EW	2			Full	N/S	
1, Marsham Street, Maidstone, Kent, ME14 1EW	1			Full	N/S	
2 Coutenay Road, Maidstone, ME15 6UL	2			Full	N/S	
Invicta House, Pudding Lane, Maidstone ME14 1NX	2			PN	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Faith House, 2 St Faiths Street, Maidstone ME14 1LL	13			PN	N/S	Yes
26-28 Albion Place, Maidstone, Kent, ME14 5DZ		9		PN	N/S	Yes
Bishops Terrace, Bishops Way, Maidstone, Kent ME14 1LA	44			PN	N/S	Yes
Link House, Knightrider Court, Knightrider Street, Maidstone, Kent	9			PN	U/C	Yes
65 College Road, Maidstone, Kent, ME15 6SX		7		PN	N/S	Yes
Kent House, Romney Place, Maidstone, ME15 6LA	123			PN	N/S	Yes
Sussex House, 21, Lower Stone Street, Maidstone, Kent, ME15 6YT	12			PN	N/S	Yes
11 Queen Anne Road, Maidstone, ME14 1XB	39			PN	N/S	Yes
35 Albion Place, Maidstone, Kent, ME14	3			PN	N/S	
Stone Court Hotel, 28 Lower Stone Street, Maidstone, ME15 6LX	14			Full	N/S	Yes
75 Bank Street, Maidstone, ME14 1SJ	2			Full	N/S	
12 - 13 Middle Row, Maidstone, ME14 1TG	4			Full	N/S	
84 King Street, Maidstone, ME14 1DZ	9			Full	N/S	Yes
Royal Star Arcade, High Street, Maidstone, ME14 1JL	8			Full	N/S	Yes
Cornwallis House, Pudding Lane, Maidstone, ME14 1NY	0	27		PN	N/S	No
Prime House, 1a Queen Anne Road, Maidstone, ME14 1HU	6			PN	N/S	Yes
24 Week Street, Maidstone, ME14 1RN	3			Full	U/C	
4 Clarendon Place, King Street, Maidstone, ME14 1BQ	5			Full	N/S	Yes
Lenworth House, 4 Ashford Road, Maidstone, ME14 5EA	14			Full	N/S	Yes
Medway House, 22-26 Medway Street And 21-22 Fairmeadow	15			PN	U/C	Yes
61 - 63 Week Street, Maidstone, ME14 1QU	2			PN	N/S	
Brenchley House, 123 - 135 Week Street, Maidstone, ME14 1RF	183			PN	N/S	Yes

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Holbrook House, 72 Bank Street, Maidstone, ME14 1SN	6			PN	N/S	Yes
46 College Road, Maidstone, ME15 6YF	3			Full	N/S	
4 Colman Parade, King Street, Maidstone, ME14 1DJ	1			PN	N/S	
115 Week Street, Maidstone, ME14 1RB	2			PN	N/S	
59 - 71 King Street, Maidstone, ME14 1BG	53			Full	U/C	Yes
36 And 36A Week Street, Maidstone, ME14 1RP	4			Full	N/S	
70 Bank Street, Maidstone, Kent, ME14 1SN	6			Full	N/S	Yes
Land Adjacent Corpus Christi Hall, Fairmeadow, Maidstone, Kent	0			Full	COMPLETE	Yes
Ledian Farm, Upper Street, Leeds, Maidstone, Kent, ME17 1RZ	14			Out	N/S	Yes
Abbey Farm, Lower Street, Leeds, ME17 1TL	3			Full	N/S	
Land at, Ashford Drive, Kingswood, ME17 3PA	3			Full	N/S	
Rowan House Farm, Gravelly Bottom Road, Kingswood, ME17 3NU	3			PN	N/S	
Arnold Farm, Back Street, Leeds, ME17 1TR	3			PN	N/S	
Gravelly Barn, Gravelly Bottom Road, Kingswood, ME17 3NX	1			PN	N/S	
Land Adjacent To Beggars Roost, Well Street, Loose, Kent, ME15 0EN	4			Full	U/C	
Land adj to Sunnydale, Plain Road, Marden, TN12 9EH	1			Full	U/C	
Wolsey Place, Claygate Road, YALDING, MAIDSTONE, ME18 6BD	1			Full	U/C	
Gain Hill Yard, Claygate Road, Yalding	2			Full	N/S	
The Parsonage, Land East Of Goudhurst Road, Marden	144			REM	N/S	Yes
Tanner Oast, Goudhurst Road, Marden, TN12 9ND	2			Full	N/S	
The Threshing Barn, Tanner Farm, Goudhurst Road, Marden, Tonbridge, KENT, TN12 9ND	2			Full	U/C	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Former Syngenta Works, Hampstead Lane, Yalding, Kent	19			Out	N/S	Yes
Spindlebush Farm, Yalding Hill, Yalding, Kent, ME18 6AL	1			PN	N/S	
Great Thorn Farm, Marden Thorn, Marden, Kent, TN12 9LJ	2			PN	N/S	
Wickham Field, Pattenden Lane, Marden TN12 9QU	1			Full	U/C	
Reed Court Farm, Hunton Road, Marden, Tonbridge, Kent, TN12 9SX	1			Full	N/S	
The MAP Depot Site, Goudhurst Road, Marden, Kent	45			Full	U/C	Yes
Willows, Howland Road, Marden, TN12 9EP	1			Out	N/S	
Bumpers Hall, Maidstone Road, Marden, TN12 9AG	1			Full	N/S	
Hartridge, Maidstone Road, Marden, Kent, TN12 9AG	2			PN	U/C	
The Old Coach House, Spenny Lane, Marden, Kent, TN12 9PL	1			PN	N/S	
Eden Barn, Vicarage Road, Yalding, Kent, ME18 6DW	1			Full	N/S	
Golden Hill Nurseries, Goudhurst Road, Marden, Kent, TN12 9LT	1			Full	U/C	
Land To The North Of, Howland Road, Marden, Kent	44			Out	N/S	Yes
Mount Pleasant Farm, Maidstone Road, Marden, TN12 9AG	1			PN	N/S	
Bridgehurst Farm, Howland Road, Marden, TN12 9EP	1			PN	N/S	
Oakbarn, Fosters Farm, Benover Road, Yalding, ME18 6AY	1			PN	U/C	
Downs House, Blunden Lane, Yalding, ME18 6JD	1			Out	N/S	
Little Sheephurst Farm, Sheephurst Lane, Marden, TN12 9NZ	1			PN	N/S	
Russetings, Albion Road, Marden, TN12 9ED	1			Full	U/C	
Stores At Rear Of, 1 & 2 Hillside Cottages, Kenward Road, Yalding, ME18 6AH	2			PN	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
The Old Bakery, Maidstone Road, Marden, TN12 9AB	1			PN	N/S	
Land At Stanley Farms, Plain Road,	85			REM	N/S	Yes
Eastwells, Kenward Road, Yalding, ME18 6JP	3			Full	N/S	
Marden Cricket & Hockey Club, Stanley Road, Marden	124			Full	N/S	Yes
4 Haviker Street, Collier Street, TN12 9RG	1			PN	N/S	
Barn At Beech Depot, Sheephurst Lane, Marden, TN12 9NU	7			PN	N/S	No
Shingle Barn Orchards, Shingle Barn Lane, West Farleigh	2			PN	N/S	
The Lodge, Little Cheveney Farm, Sheephurst Lane, Marden, TN12 9NX	1			PN	N/S	
Unit 4, Trumans Oast, Upper Fowle Hall Farm, Willow Lane, Paddock Wood, TN12 6PF	1			PN	N/S	
2 Nursery Cottages, Staplehurst Road, Marden, TN12 9BS	1			PN	U/C	
The Byre, Cheveney Farm, Vicarage Road, Yalding,	1			PN	N/S	
Cedarden Farm, Hunton Road, Marden, TN12 9SL	1			Full	N/S	
Springfield Park, Royal Engineers Road, Maidstone	180	12		Full	N/S	Yes
11-17 Castle Dene, Maidstone, ME14 2NH		10		Full	N/S	No
77, Lower Boxley Road, Maidstone, Kent, ME14 2UU	1			Full	N/S	
83, Lower Boxley Road, Maidstone, KENT, ME14 2UT	1			Full	U/C	
KCC Springfield Library Site, Sandling Road, Maidstone		114		Out	N/S	Yes
Land Adj to 27 Castle Dene, Maidstone, ME14 2NH	2			Full	U/C	
3 Arundel Street, Maidstone, Kent, ME14 2RS	1			Full	N/S	
Paragon House, Granville Road, Maidstone, Kent, ME14 2BJ	14			Out	N/S	Yes

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
47 Randall Street, Maidstone, Kent, ME14 2	1			Full	N/S	
The Russell Hotel, 136 Boxley Road, Maidstone, Kent, ME14 2AE	8			Full	U/C	Yes
23 Cross Street, Maidstone, ME14 2SL	3			Full	N/S	
Land adjoining, 64 Downs View Road, Maidstone, ME14 2JR	1			Full	U/C	
School House, Peel Street, Maidstone, ME14 2BP	4			Full	N/S	
253 Boxley Road, Maidstone, ME14 2AS	1			Full	N/S	
143 Chatham Road, Maidstone, ME14 2ND	1			Full	N/S	
Land adj Claygate House, 3 Claygate, Hollingbourne, ME17 1XA	1			Full	U/C	
Mobile Home at, Catharos Lithos, Yelsted Road, Yelsted, ME9 7UU	1			Full	N/S	
Twinacre, Hill Green Road, Stockbury, Sittingbourne, Kent, ME9 7UN	1			Full	N/S	
Hinecon, South Green, Sittingbourne, Sittingbourne, Kent, ME9 7QD	-1			Full	N/S	
1 Culpepper Close, Hollingbourne, ME17 1UD	1			Full	N/S	
Land Adj 103 Eyhorne Street, Hollingbourne, ME17 1TX	14			Full	U/C	Yes
Land Between 3 and 4 Lansdowne Avenue, Maidstone, ME15 9DJ	2			Full	N/S	
Land at the rear of 4 Lansdowne Avenue, Maidstone, ME15 9DJ	1			Full	N/S	
Land at the rear of 3 Lansdowne Avenue, Maidstone, ME15 9DJ	1			Full	N/S	
Land North of Sutton Road, Otham	94			Full	U/C	Yes
Land North & South of, Wallis Avenue, Maidstone, Kent	-31			Full	U/C	Yes
1 Wrangleden Road, Maidstone, ME15 9LN	1			Full	U/C	
Maidstone Care At Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	8			Full	U/C	Yes
28, Sutton Road, Maidstone, Kent, ME15 9AH	1			Full	U/C	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
13, Mangravet Avenue, Maidstone, Kent, ME15 9BQ	1			Full	U/C	
101, Sutton Road, Maidstone, Kent, ME15 9AD	4			Full	U/C	
93 Sutton Road, Maidstone, Kent, ME15 9AD	1			Full	N/S	
36 South Park Road, Maidstone, ME15 7AH	1			Full	N/S	
184 South Park Road, Maidstone, ME15 7AJ	1			Full	U/C	
St Annes Residential Care Home, 221 Loose Road, Maidstone, ME15 7DR	1			Full	N/S	
2 School Lane, Maidstone, ME15 8DU	1			Full	N/S	
70 Highland Road, Maidstone, ME15 7QH	1			Full	N/S	
38 Westmorland Road, Maidstone, ME15 8BS	1			Full	N/S	
Land adj, to 70 Highland Road, Maidstone, ME15 7QH	1			Full	N/S	
Land off, Farleigh Hill, Tovil, Kent	72	200		Out	N/S	Yes
Land West of Eccleston Road, Maidstone, Kent, ME15 6QP	35			Full	U/C	Yes
565 - 567 Loose Road, Maidstone, Kent, ME15 9UH	2			PN	N/S	
Land West of, Burial Ground Lane, Tovil, KEent	27			Full	U/C	Yes
Archbishop Courtenay School, Church Road, Tovil, ME15 6QY	8			Full	U/C	Yes
355 Loose Road, Maidstone, Kent, ME15 9PY	1			Full	N/S	
Bockingford Mill Cottages, Bockingford Lane, Maidstone, ME15 6DP	1			Full	N/S	
48 Lancet Lane, Maidstone, ME15 9SD	5			Full	N/S	Yes
539 Loose Road, Maidstone, ME15 9UQ	6			Full	N/S	Yes
Land at, Forest Hill, Tovil	3			Full	N/S	
Land East Of Tovil Green, Tovil	24			Full	N/S	Yes
Land rear of 418 Loose Road, Maidstone, ME15 9TX	1			Full	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Land at Green Court, High Street, Staplehurst, TN12 0AP	1			Full	N/S	
Iden Croft Nurseries, Frittenden Road, Staplehurst, TN12 0DH	1			Full	U/C	
Land to the South of, Oliver Road, Staplehurst, KENT	1			Full	U/C	Yes
The Wild Duck, Pagehurst Road, Staplehurst, Tonbridge, Kent, TN12 9LH	2			Full	U/C	
59 Bell Lane, Staplehurst, TN12 0BB	1			Full	N/S	
The Diary, Great Pagehurst Farm, Pagehurst Road, Staplehurst, TN12 0JD	1			PN	N/S	
The Diary, Great Pagehurst Farm, Pagehurst Road, Staplehurst, TN12 0JD	1			PN	N/S	
The Furrow, Great Pagehurst Farm, Pagehurst Road, Staplehurst, TN12 0JD	1			PN	N/S	
Homeleigh Timber Supplies, Station Road, Staplehurst, Tonbridge, Kent, TN12 0PY	12			Out	N/S	Yes
Baywood, Headcorn Road, Staplehurst, Tonbridge, Kent, TN12 0BU	1			Out	U/C	
Land rear of the Pride of Kent, High Street, Staplehurst, TN12 0AH	3			Full	U/C	
Duckhurst Farm, Clapper Lane, Staplehurst, Tonbridge, Kent, TN12 0JW	0			Full	EXPIRED	
Bell Hotel, High Street, Staplehurst, TN12 0AY	6			Full	U/C	Yes
Oakhurst Orchard, Pagehurst Road, Staplehurst, Kent, TN12 0JB	2			PN	N/S	
Barn Adjoining Maplehurst Barn, Frittenden Road, Staplehurst, Kent, TN12 0DL	1			PN	N/S	
Thorford Hall Farm, Goudhurst Road, Staplehurst, Kent, TN12 0HQ	1			Full	N/S	
Tanyard House, High Street, Staplehurst, TN12 0AU	1			Full	N/S	
Land Adj to Iden Grange, Cranbrook Road, Staplehurst, TN12 0ET	1			PN	N/S	
Land South Of The Gables, Marden Road, Staplehurst, TN12 0PE	1			PN	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Tallow Barn, Fitzgerald Close, Staplehurst, TN12 0FD	1			Full	U/C	
Roofing Centre Group Ltd, Mendip House, Leeds Road, Langley, ME17 3JN	6			Out	N/S	Yes
Kings Head, North Street, Sutton Valence, ME17 3AP	1			Full	N/S	
Swan Inn, Broad Street, Sutton Valence, Maidstone, Kent, ME17 3AJ	1			Full	U/C	
The Parlour, Babylon Farm, Babylon Lane, Hawkenbury, Kent, TN12 0EG	1			PN	N/S	
Land At, 1 Warmlake Cottages, Warmlake Road, Sutton Valence, Kent, ME17 3LP	2			Full	N/S	
Wheelwrights, Hunton Hill, Hunton, Maidstone, Kent, ME15 0QX	1			Full	U/C	
Greentops, Headcorn Road, Sutton Valence, Kent, ME17 3EH	5			Full	N/S	Yes
Land At Langley Park, Sutton Road, Maidstone, Kent	379	155		Full	U/C	Yes
South Belringham, South Lane, Sutton Valence, ME17 3BD	2			Full	U/C	
Atcost Building, Babylon Farm, Babylon Lane, Hawkenbury, TN12 0EG	1			PN	N/S	
The Oaks, Maidstone Road, Sutton Valence, ME17 3LR		9		Full	N/S	Yes
Brandys Bay, South Lane, Sutton Valence, ME17 3AZ	39			Full	N/S	Yes
Warmlake Farmhouse, Maidstone Road, Sutton Valence, ME17 3LR	1			Full	N/S	
Land Adjacent To Little New Barn Farm, New Barn Road	2			PN	N/S	
Headcorn Hall, Biddenden Road, Headcorn, Ashford, Kent, TN27 9JD		10		S106	N/S	No
Romney Court, 25, Romney Place, Maidstone, Kent, ME15 6LG		10		S106	N/S	No
Tovil Quarry Site, Straw Mill Hill, Tovil, Maidstone, Kent, ME15 6FL	108			Out	N/S	Yes
2 & 3, Foster Street, Maidstone, Kent		14		S106	N/S	No
Land Adjacent Old Tovil Boat Yard, Beaconsfield Road, Tovil, Maidstone, Kent, ME15 6RU		3		S106	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
1, Foster Street, Maidstone, Kent, ME15 6NH		12		S106	N/S	No
The Paddock, Grove House, Old Ashford Road, Lenham Kent ME17 2PX	23			S106	N/S	Yes
Land west of Mill Bank, Maidstone Road Headcorn Kent TN27 9RJ	62			Out	N/S	Yes
Dwellings on extant permissions 1 April 2016 to 31 August 2016						
The Barn, At Ewell Orchard, Ewell Lane, West Farleigh, Kent, ME15 0NN	1			PN	N/S	
Frederick House, Brewer Street, Maidstone, Kent, ME14 1RY	1			Full	N/S	
The Forstal Mount, Castle Lane, Lenham Heath, Kent, ME17 2JB	6			Full	N/S	No
St Marys Cottage, The Square, Lenham, Kent, ME17 2PH	-1			Full	N/S	
Land Rear Of, Parapet House, Maidstone Road, Lenham, Kent, ME17 2QJ	3			Full	N/S	
Westbrook House, 18 - 20 Albion Place, Maidstone, Kent, ME14 5DZ	2			PN	N/S	
81 Bank Street, Maidstone, Kent,	1			Full	N/S	
Oakhaven, Queen Street, Paddock Wood, Kent, TN12 6PJ	3			PN	N/S	
Land Adj, 1 Benden Close, Staplehurst, Kent, TN12 0SD	1			Out	N/S	
Lavender Farm Yalding Hill Yalding Kent ME18 6AN	1			Full	N/S	
237 Boxley Road, Maidstone, Kent	1			Full	N/S	
51 York Road, Maidstone, Kent	1			Full	N/S	
Langley Park Farm Sutton Road Langley Kent ME17 3NQ	1			Full	N/S	
Warmlake Business Estate Maidstone Road Sutton Valence Kent ME17 3LQ	5			Out	N/S	No
24 - 26, Hollingworth Court Turkey Mill, Ashford Road, Maidstone, Kent, ME14 5PP	1			Full	N/S	
18, High Street, Maidstone, Kent, ME14 1HT	4			Full	N/S	
The Coach House, High Street, Yalding	1			Full	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
46 College Road, Maidstone, Kent, ME15 6YF	5			PN	N/S	Yes
13 Hildenborough Crescent Maidstone Kent ME16 0PJ	1			Full	N/S	
Marshalls Farm, Hunt Street, West Farleigh, Kent, ME15 0ND	1			LDC	N/S	
Ragstone Barn, Linden Farm, Stockett Lane, Coxheath, Kent, ME15 0QD	1			PN	N/S	
White Horse Cottage, Honey Lane, Otham, Kent, ME15 8RJ	1			Full	N/S	
36 Melville Road, Maidstone, Kent, ME15 7UR	8			Full	N/S	Yes
The Limes West End Marden Kent TN12 9JA	2			Full	N/S	
Willow Tree Farm, Claygate Road, Laddingford, Kent, ME18 6BJ	1			LDC	N/S	
165 York Road, Maidstone, Kent	1			Full	N/S	
Land adjacent to, Four Wents Orchard, Chartway Street, Sutton Valence, Maidstone ME17 3JA	6			Full	N/S	Yes
Woodford Farm, Maidstone Road, Staplehurst, Kent TN12 0RH	9			Full	N/S	Yes
17, Lambourne Road, Bearsted, Maidstone, Kent, ME15 8LZ	1			Full	N/S	
Weavers Cottage, Copper Lane, Marden, Tonbridge, Kent, TN12 9DH	1			Full	N/S	
The Stables, Willow Lane, Paddock Wood, Tonbridge, Kent, TN12 6PF	1			Full	N/S	
Land Adj 3 Old Style, Sutton Road, Langley, Maidstone, Kent, ME17 3LZ	1			Full	N/S	
The Lodge, Postley Road, Maidstone, Kent, ME15 6RH	4			Out	N/S	
Little Poplar Farm Ulcombe Road Headcorn Kent TN27 9LB	1			Full	N/S	
Pine Cottage, Ashford Road, Hollingbourne, Kent, ME17 1XH	1			Out	N/S	
103 Eyhorne Street, Hollingbourne, Kent, ME17 1TX	1			Full	N/S	
Malthouse Oast, Dean Street, East Farleigh, Kent, ME15 0PS	1			Full	N/S	
50 Bower Lane, Maidstone, ME16 8ED	1			Full	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Star House, Pudding Lane, Maidstone, Kent, ME14 1LT	8			Full	N/S	No
7 Albion Place, Maidstone, Kent	4			Full	N/S	
13 Ashford Road, Maidstone, Kent, ME14 5DA	2			Full	N/S	
105 Week Street, Maidstone, Kent, ME14 1RB	11			Full	N/S	Yes
Herts Farm, Old Loose Hill, Loose, Kent, ME15 0AN	1			Full	N/S	
Knoxbridge Farm, Cranbrook Road, Staplehurst, Kent, TN17 2BT	3			PN	N/S	
Fishers Oast, Fishers Road, Staplehurst, Kent, TN12 0DD	9			Full	N/S	Yes
The Raspberry Shed, South Of, Coombe Farm, Forsham Lane, Sutton Valence, Kent	1			PN	N/S	
Pleydells Bungalow, Sutton Road, Langley, Kent, ME17 3ND	1			Full	N/S	
Westwood, Ham Lane, Lenham, Kent, ME17	82			Full	N/S	Yes
90, Holland Road, Maidstone, Kent, ME14 1UT	1			Full	N/S	
286 Willington Street, Maidstone, Kent, ME15 8HL	1			Full	N/S	
Great Cheveney Farm, Goudhurst Road, Marden, Kent, TN12 9LX	1			Full	N/S	
98-99 Florence Road, Maidstone, Kent, ME16 8EN	6			Full	N/S	Yes
66 Hampshire Drive, Maidstone, Kent, ME15 7ES	1			Full	N/S	
Land Adjacent To Clerys, St Faiths Lane, Bearsted, Kent, ME14 4JN	1			Full	N/S	
Square Hill Motors, Square Hill, Maidstone, Kent, ME15 7TL	3			Full	N/S	
Detling House, Burdock Court, Maidstone, Kent, ME16 0GJ	2			Full	N/S	
Warnhams Farm, Hunt Street, West Farleigh, Kent, ME15 0ND	1			Full	N/S	
Bishops Terrace, Bishops Way, Maidstone, Kent, ME14 1LA	14			Full	N/S	Yes
Barn River Farm, Redwall Lane, Linton, Kent	1			PN	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
The Old Goldsmiths Shop, Lower Road, East Farleigh, Kent, ME15 0JN	1			Full	N/S	
Ivy House Farm, Liverton Hill, Sandway, Kent, ME17 2AH	3			PN	N/S	
34A Lower Stone Street, Maidstone, Kent, ME15 6LX	3			Full	N/S	
1 Farm Cottages, Old School Lane, Maidstone, Kent, ME15 8FF	1			Full	N/S	
Spilsill Farm, Frittenden Road, Staplehurst, Kent, TN12 0DJ	1			PN	N/S	
Land To The South Of, Cross Keys, Bearsted, Kent	50			Full	N/S	Yes
Marshalls Farm, Hunt Street, West Farleigh, Kent, ME15 0ND	1			PN	N/S	
Barker Chambers, Barker Road, Maidstone, Kent, ME16 8SF	3			Full	N/S	
Land East Of, Glebe Gardens, Old Ashford Road, Lenham, Kent	8			Out	N/S	Yes
Elmstone, Elmstone Hole Road, Grafty Green, Kent, ME17 2AJ	1			Full	N/S	
Barn, Moat Farm, Maidstone Road, Headcorn, Kent, TN27 9RL	2			PN	N/S	
Neverend Farm, Pye Corner, Ulcombe, Kent, ME17 1EF	2			PN	N/S	
Land North Of, Grigg Lane, Headcorn, Kent	28			Out	N/S	Yes
Land East Of, Thatch Barn Road, And South Of, Lenham Road, Headcorn, Kent	13			Out	N/S	Yes
Miller House, 43 - 51 Lower Stone Street, Maidstone, Kent, ME15 6GB	12			Full	N/S	Yes
13 Gordon Court, Loose, ME15 0QF	1			Full	N/S	
Mill Oast, Mill Farm, Claygate, Marden, Kent, TN12 9PD	1			PN	N/S	
Land Adjacent To, 2 Moat Farm Cottages, Collier Street, Tonbridge, Kent, TN12 9RR	1			PN	N/S	
Little Plumtree, Headcorn Road, Staplehurst, Kent, TN12 0BT	1			Full	N/S	
Bower House North Street Sutton Valence Kent ME17 3HR	1			Full	N/S	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Eyhorne Green, Musket Lane, Hollingbourne, Kent, ME17 1UU	4			Full	N/S	
Land Adj, Highfield House, Maidstone Road, Marden, Kent, TN12 9AG	6			Full	N/S	Yes
Finch Court, Dickens Road, Maidstone, Kent, ME14 2QX	20			Full	N/S	No
Ladds Court, Chart Hill Road, Chart Sutton, Kent, ME17 3RQ	7			Full	N/S	No
Linden Farm, Stockett Lane, East Farleigh, Maidstone, Kent, ME15 0QD	74			Out	N/S	Yes
Deanway, Dean Street, East Farleigh, Kent, ME15 0PT	1			PN	N/S	
The Potted Garden Nursery, Ashford Road, Bearsted, ME14 4NH	-1			Full	N/S	
529 Tonbridge Road, Maidstone, Kent, ME16 9LN	1			Full	N/S	
Dickley Court, Dickley Lane, Lenham, Kent, ME17 2DD	-1			Full	N/S	
Cattle Building, Pinkhorn Green Farm, Tattlebury Lane, Headcorn, Kent, TN27 9JU	3				N/S	
The Storage Shed, Great Thorn Farm, Marden Thorn, Marden, Kent, TN12 9LJ	2			PN	N/S	
Appleacres, Maidstone Road, Sutton Valence, Kent, ME17 3LR	6			Full	N/S	Yes
Wierton Place, Wierton Road, Boughton Monchelsea, Maidstone, Kent, ME17 4JW	22			S106	N/S	Yes
Land At Cripple Street, Cripple Street, Maidstone, Kent, ME15 6BA	36			S106	N/S	Yes
The Clovers, Goudhurst Road, Marden Kent TN12 9LT	1			S106	N/S	
Grafty Green, Garden Centre, Headcorn Road, Grafty Green, Kent, ME17 2AT	14			S106	N/S	Yes
19 - 21 Albion Place Maidstone Kent ME14 5DY	14			S106	N/S	Yes
Dwellings	4845	1154	45			
Non Implementation 5%	242	58	2			

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Progress	Feed back
Total dwellings	4603	1096	43			

Table 6.3 Update and additional extant planning permissions as at 1 September 2016

Site location - Local Plan allocations	16/21	21/26	26/31	Status	Feed back
H1 (4) Oakapple Lane, Barming	130	57		No App	Yes
H1 (7) Land North Of Bicknor Wood, Sutton Road, Maidstone,	180	70		S106	Yes
H1 (8) West of Church Road, Otham	125	250	65	No App	Yes
H1 (9) Land At Bicknor Farm, Sutton Road, Langley, ME17 3NG	140	132		S106	Yes
H1 (10) Land South Of, Sutton Road, Langley,	200	425	175	S106	Yes
H1 (11) Springfield site, Monktons Lane, Royal Engineers Rd MAIDSTONE	80	350	70	No App	Yes
H1 (12) 180-188 Union Street, Maidstone, ME14 1EY		30		No App	No
H1 (13) Medway Street, Maidstone		40		No App	No
H1 (14) American Golf, Tonbridge Road, Maidstone	65			S106	Yes
H1 (15) 6 Tonbridge Road, Maidstone		15		No App	No
H1 (17) Laguna, Hart Street, Maidstone		76		No App	Yes
H1 (18) Dunning Hall, Fremlin Walk, Week Street, Maidstone	14			No App	Yes
H1 (19) 18-21 Foster Street, Maidstone	5			No App	Yes
H1 (20) Wren's Cross, Upper Stone Street, Maidstone	60			No App	Yes
H1 (21) Land At Barty Farm, Roundwell, Bearsted, ME14 4HN	80	20		S106	Yes
H1 (22) Whitmore Street, Maidstone	5			No App	No
H1 (23) Bell Farm, North Street, Barming	35			Pending	Yes
H1 (24) Land At, Postley Road, Maidstone, ME15 6RH	62			S106	Yes
H1 (25) Bridge Industrial Centre, Wharf Road, Tovil		15		No App	No
H1 (26) Tovil Working Men's Club, Tovil Hill, Maidstone	20			No App	Yes

Site location - Local Plan allocations	16/21	21/26	26/31	Status	Feed back
H1 (27) Land Rear Of Police Headquarters, Sutton Road, Maidstone	22	90		S106	Yes
H1 (28) Land To Rear Of Kent Police Training School Off, St Saviours Road, Maidstone, ME15 9DW	18	72		S106	Yes
H1 (29) Land At, New Line Learning, Boughton Lane, Maidstone	130	50		Pending	Yes
H1 (30) West of Eclipse, Old Sittingbourne Road, Maidstone	35			No App	Yes
H1 (31) Bearsted Station Goods Yard, Bearsted		20		No App	No
H1 (32) Land To The South Of, Cross Keys, Bearsted	0			Granted	Yes
H1 (34) Mayfield Nursery, Ashford Road, Harrietsham, ME17 1BN	49			S106	Yes
H1 (38) Land East Of Thatch Barn Road And South Of, Lenham Road, Headcorn,	0			Granted	Yes
H1 (38) Land North Of, Grigg Lane, Headcorn,	0			Granted	Yes
H1 (39) South of Grigg Lane, Headcorn		55		No App	No
H1 (40) Knaves Acre, Headcorn	5			No App	No
H1 (42) Tanyard Farm, Old Ashford Road, Lenham	55	100		No App	Yes
H1 (43) Land East Of Glebe Gardens, Old Ashford Road, Lenham	0			Granted	Yes
H1 (48) Land south of the Parsonage, Goudhurst Road, Marden	25	25		No App	Yes
H1 (49) Hen And Duckhurst Farm, Marden Road, Staplehurst, TN12 0PD	164	86		S106	Yes
H1 (50) (Fishers Farm) Land North Of, Headcorn Road, Staplehurst, TN12 0DT	225	175		Pending	Yes
H1 (51) Land to the North of Henhurst Farm, Staplehurst	60	0		No App	Yes
H1 (52) Land West Of 73 Haste Hill Road, Boughton Monchelsea Kent ME17 4LN	11			S106	Yes
H1 (53) Land at Boughton Lane, Boughton Monchelsea and Loose	75			No App	Yes
H1 (54) Boughton Mount, Boughton Lane, Boughton Monchelsea		25		No App	Yes
H1 (55) Land At Church Street And Heath Road, Boughton Monchelsea	40			Pending	Yes

Site location - Local Plan allocations	16/21	21/26	26/31	Status	Feed back
H1 (56) Lyewood Farm, Green Lane, Boughton Monchelsea		25		No App	No
H1 (57) Land South Of Sunny Brae, Hubbards Lane, Boughton Monchelsea, ME17 4HY		0		Granted	Yes
H1 (58) Linden Farm, Stockett Lane, East Farleigh, ME15 0QD	0			Granted	Yes
H1 (60) Forstal Lane, Coxheath	90	105		No App	Yes
H1 (61) Land North Of, Heath Road, Coxheath, ME17 4TB	55			S106	Yes
H1 (63) East of Eyhorne Street, Eyhorne Street, Hollingbourne	10			No App	Yes
H1 (65) Land adjacent to the Windmill, Eyhorne Street, Hollingbourne	15			No App	Yes
H1 (67) Vicarage Road, Yalding	65			No App	Yes
H1 (68) Bentletts Farm, Claygate Road, Yalding, ME18 6BB	25			S106	Yes
RMX1 (2) Maidstone East and Maidstone Sorting Office, Sandling Road, Maidstone		210		No App	No
RMX1 (4) Former Syngenta Works, Hampstead Lane, Yalding		200		No App	Yes
Staplehurst Neighbourhood Plan allocation Land at Lodge Road, Staplehurst	90			No App	Yes
Total Dwellings	2465	2718	310		

Table 6.4 List of Local Plan allocations phased by 5-year periods

Appendix C MoD correspondence for Invicta Park Barracks



Sue Whiteside
Principal Planning Officer
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12 Sep 2016

Dear Ms Whiteside

Invicta Park Barracks, Maidstone

Thank you very for your time and that of your fellow officers last week for meeting with myself and Louise following the earlier meeting in May.

As advised previously, the MoD, has been developing its Estate Optimisation Strategy, (known as the Footprint Strategy) that will enable it to progress a programme of rationalisation of its defence estate portfolio. The objective being to provide the Armed Forces with a better quality and more cost efficient estate. In addition the programme will see the MoD continuing to be a major contributor to the provision of surplus public land for housing development and economic regeneration.

To date, the MoD has already declared its future plan to vacate some 35 sites as part of its target to reduce the size of the built estate by 30% by 2040

Whilst no decisions about the future of other individual sites, not mentioned in previous announcements, can be made at this time, we are looking at options whereby the Royal Engineers regiment at the barracks could be better served closer to the training area and the military units that they operate alongside. Again this is subject to further ongoing work but the timelines for this could see the site being released in the 2025-2028 horizons.

The Department is also conscious that this particular barracks site appears to offer a large sustainable brownfield site suitable for a housing led scheme. Planning work on the constraints, opportunities and capacity of the site has been carried out by our consultants this year and we will continue to refine this work.

It is therefore appropriate that the Council continue to promote the site for a general or indeed specific allocation for housing in its Local Plan on the basis that , if declared surplus to defence needs, it could be brought forward after 2025 and within the latter part of the Local Plan period.

We will continue to update you on the programme and as advised DIO will be happy to attend the Local Plan Examination in October. I will also confirm when the Footprint Strategy is announced.

In the interim Louise will continue to liaise with you and the team to assist in any further studies that support an allocation for future redevelopment of the Barracks..

Yours sincerely

Robert J C Smith

**Robert J C Smith BSc MRICS
Assistant Head
DIO Acquisitions & Disposals**

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Picture 6.2

Appendix D Housing trajectory graph

	11/16	16/17	17/18	18/19	19/20	20/21	21/2	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total	
Completions	2,860	390																3,250
Extants (incl. Discount)		757	1,171	1,247	805	622	309	252	156	157	223	43	0	0	0	0	0	5,742
Allocated sites		25	306	524	717	893	899	652	455	367	345	205	100	5	0	0	0	5,493
Broad locations							75	85	85	85	85	495	675	705	704	714		3,708
Windfall allowance						48	116	116	116	116	116	185	185	185	185	184		1,552
Total	2,860	1,172	1,477	1,771	1,522	1,563	1,399	1,105	812	725	769	928	960	895	889	898		19,745

Table 6.5 Housing trajectory 1 April 2011 to 31 March 2031



Figure 6.1 Housing Trajectory 2011/31



Appendix E Rolling five-year housing land supply

	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Objectively assessed need	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560
Cumulative projected completions	4,648	6,248	7,915	9,454	10,949	12,225	13,208	13,983	14,726	15,562	16,503	17,436	18,328	19,221	19,745
Cumulative target	13,912	12,312	10,645	9,106	7,611	6,335	5,353	4,577	3,834	2,998	2,057	1,124	232	-661	-1,185
5-year rolling target (reducing from 2027/28)	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	3,325	2,397	1,469	541
Cumulative shortfall (-) / surplus	-1,777	-1,923	-1,374	-530	64	699	1,170	1,346	1,230	1,027	868	868	900	867	828
Residual 5-year rolling target with 5% buffer	6,738	6,891	6,314	5,429	4,805	4,138	3,644	3,458	3,580	3,794	3,554	2,580	1,572	632	-301
Cumulative housing land supply	7,699	8,193	7,698	6,702	5,924	5,196	4,738	4,566	4,647	4,815	4,570	3,642	2,682	1,787	898
Housing land surplus	961	1,302	1,384	1,274	1,118	1,058	1,094	1,108	1,067	1,021	1,016	1,062	1,110	1,155	1,199

Table 6.6 Rolling five-year housing land supply 1 September 2016 to 31 March 2031