

Date: 20th June 2017

Prepared by: Tom Marshall & Mark Felgate on behalf of Maidstone Borough Council

Subject: Maidstone Borough Council Community Infrastructure Levy: Post examination note

Introduction

- 1.1 On the 14th of June 2017, Peter Brett Associates attended the Maidstone Borough Council Community Infrastructure Levy Examination, having prepared part of the evidence base the "Maidstone Borough Council Revised Plan and CIL Viability Study" (referred henceforth as SUB007) which was published in July 2015.
- 1.2 PBA, in SUB007, recommended two main residential rates based on two value areas; a rate of £93 per square metre for development within the urban boundary and a rate of £99 per square metre for development outside of this boundary. The rates were decided by taking a weighted average CIL liable headroom of a range of typologies, which equated to £186 and £197.
- 1.3 A CIL rate was then assumed at 50% of these two averages to account for both an allowance for possible s106 contributions and a buffer to ensure that decisions are not taken at the very margins of viability. Information regarding PBA's full recommendations, the methodology used in establishing these rates and how these have been applied in practice can be found within SUB007 and the Maidstone Borough Council Draft Charging Schedule. It is also worth noting that PBA recommended a positive rate for the H1 Springfield site, older persons accommodation and for retail development, though these are not discussed further within this technical note.
- 1.4 At the examination on the 14th of June 2017 a key area of discussion focussed on whether separate rates of £93 and £99 per square metre for the two value areas, urban and rural, could be justified. While PBA continue to believe the urban and rural areas show clear differences in viability, when considering both plan policy and CIL, PBA also acknowledge CIL guidance that advocates an approach of avoiding 'undue complexity' when deciding a rate. Although as noted at the hearing a three level residential CIL rate is not unusual and is less complex than many other CILs that are already in place.
- 1.5 The purpose of this note therefore is to establish whether the findings within the existing CIL evidence base, as set out in SUB007, could provide a justification for a common rate between the two value areas, given their similarity.

Analysis

1.6 To test this PBA have considered three possible scenarios based on the lowest figure recommended (at £93 per sqm akin to the rate suggested for the urban area), the

¹ DCLG (June 2014) NPPG CIL (para 021)



highest rate recommended (at £99 per sqm akin to the rate suggested for rural development) and a midpoint between the two (at £96 per sqm).

- 1.7 A change in the CIL rate recommendations, in the context of PBA's viability appraisals set out in SUB007, would be accounted for within a change in the buffer available. Therefore, there are no changes put forward in respect on any other new or updated evidence on costs and values. In effect, a higher CIL rate would mean a lower buffer and vice versa. This is demonstrated in Table 1. From this analysis it is considered that the change in CIL rates would only have a very minor deviation from the buffer of 50% that was originally applied. PBA consider that:
 - A common rate of £93 per sqm would mean that the urban area continues to have a 50% buffer while the rural area, where the higher rate of £99 was originally recommended, would have an increased buffer of 53%.
 - A common midpoint rate of £96 per sqm would mean a higher rate for the urban area and a lower rate in the rural area. The impact would mean that the buffer in the urban area falls marginally to 48% while the buffer in the rural area increases very marginally to 51%.
 - A common CIL rate of £99 per sqm would mean that the rural area continues to have a 50% buffer while the buffer in the urban area reduces to 47%.

Table 1: Likely buffer at £93, £96 and £99 per sqm CIL rate

	Urban Sites	Rural Sites
Average Headroom as shown in Table 6.6 of SUB007	£186	£197
A CIL rate of £99 would equate to a buffer of	47%	50%
A CIL rate of £96 would equate to a buffer of	48%	51%
A CIL rate of <u>£93</u> would equate to a buffer of	50%	53%

Application in the context of Maidstone

- 1.8 It is worth noting that while the guidance advocates that it is "appropriate to ensure that a 'buffer' or margin is included" the guidance does not prescribe a specific buffer as being appropriate. In practice, and as noted in paragraph 6.3.4 of SUB007, this is left to the council who may alter their decision dependant on their own knowledge in respect of future site supply, delivery rates and risks to delivery in respect of site specific infrastructure requirements. If the Council believes that delivery is not an issue in the Borough and that it requires more funding for infrastructure, then it may wish to lower the buffer.
- 1.9 It is therefore worth considering the development context within Maidstone. From discussions with the council, PBA understand that the delivery of houses is not as constrained as can be seen in other authorities nationally. This is perhaps best demonstrated by the fact that around 12,000 of the 17,660 homes required in Maidstone have already been completed, granted permission or have received a

000

² DCLG NPPG CIL (para 019)



resolution from the council's Planning Committee to grant subject to the completion of a section 106 agreement. Additionally, SUB008, the Maidstone Borough Council Background Paper (2017) indicates in Table 4 that the average affordable housing rate achieved is 30% and 41% in the urban and rural area, respectively. This provides comfort that a CIL rate, or indeed a minor change to the CIL rate recommended in the SUB007, represents a comparatively low risk to the deliverability of residential development within Maidstone.

- 1.10 PBA's viability advice in Table 6.3 of SUB007 sets out the headroom of a range of typologies in the urban area, which vary from £64 per sqm up to £290 per sqm. PBA's viability evidence indicates that typologies 2 (5 units), 3 (9 units) 4 (20 units) and 8 (240 units) have large headrooms, and therefore the impact of a higher CIL rate, of either £96 or 99 per sqm, would have a relatively minor impact.
- 1.11 Conversely, and aside from the 1-unit scheme, the headroom's set out in Table 6.3 indicate that viability is perhaps the most constrained at typology 5 (which has a headroom of £64) and typology 6 (headroom of £118). Both typologies are 60 units. Although it is understood that this type of development is less likely to occur than the other typologies tested.
- 1.12 The council have provided PBA with a list of the non-committed growth from H1 Allocations and the H2 Broad locations as shown in Appendix A. The table indicates that 5,887 dwellings are expected (2,147 from H1 and RMX Allocations and 2,090 from H2 Broad locations) over the plan period that have yet to be consented. The analysis also separates the development expected in the urban and rural areas, indicating that 65% of the non-committed development is expected in the urban area. Appendix A demonstrates that schemes of between 40 and 80 units (i.e. those considered as most representative of the 60 unit typologies) in the urban area equate to a total of 286 units, or less than 5% of the total anticipated delivery. This is considered to provide further justification as the schemes anticipated to be most likely impacted by a higher CIL represent a smaller portion of the anticipated total delivery.

Recommendations

- 1.13 PBA have considered whether the main findings in the CIL viability evidence base SUB007 could justify a common rate of CIL within Maidstone. PBA's analysis within this note indicates that a higher CIL rate of either £96 or £99 in the urban area, to align with a similar rate in the rural area, would have only a minimal impact on the buffer.
- 1.14 PBA therefore consider that a common rate, at either £96 or £99 in the urban and rural area, could be justified based on the evidence set out in SUB007 and would not put the delivery of the plan at risk. This justification is based on PBA's understanding of Maidstone's relatively strong track record of housing delivery and the view that the sites that represented weaker viability in PBA's initial testing also represent a relatively low proportion of the expected future delivery.





Appendix A: Maidstone Borough Local Plan - Non-Committed Development as at 15 February 2017

4 Oakapple Lane, Barming 8 West of Church Road, Otham 11 Springfield, Royal Engineers Rd, Maidstone 12 180-188 Union Street, Maidstone 13 Medway Street, Maidstone 14 American Golf, Tonbridge Rd, Maidstone 15 6 Tonbridge Road, Maidstone 16 Tonbridge Road, Maidstone 17 Laguna, Hart Street, Maidstone 18 Dunning Hall, Week St, Maidstone 19 18-21 Foster Street, Maidstone 19 18-21 Foster Street, Maidstone 20 Wren's Cross, Upper Stone Street, Maidstone 21 Whitmore Street, Maidstone 22 Whitmore Street, Maidstone 23 Bridge Industrial Centre, Wharf Road, Tovil 24 Tovil Working Men's Club, Tovil Hill, Tovil 26 Tovil Working Men's Club, Tovil Hill, Tovil 27 Urban 28 Bearsted Station Goods Yard, Bearsted 29 Urban 20 Wran's Cross, Upper Stone Street, Maidstone 21 Whitmore Street, Maidstone 22 Whitmore Street, Maidstone 23 Bridge Industrial Centre, Wharf Road, Tovil 24 Tovil Working Men's Club, Tovil Hill, Tovil 26 Tovil Working Men's Club, Tovil Hill, Tovil 27 Urban 28 South of Grigg Lane, Headcorn 29 South of Grigg Lane, Headcorn 20 Urban 21 Bearsted Station Goods Yard, Bearsted 20 Urban 21 Land S of The Parsonage, Goudhurst Rd, Marden 22 Marden 23 Land at Oburch St./Heath Rd, B. Monchelsea 24 Land at Boughton Mount, Boughton Lane 25 Rural 26 Lyewood Fm, Green Lane, B. Monchelsea 27 Rural 28 Land at Church St./Heath Rd, B. Monchelsea 39 Forstal Lane, Coxheath 30 E of Eyhorne Street, Hollingbourne 30 E of Eyhorne Street, Hollingbourne 31 Land adj The Windmill, Eyhorne St, Hollingbourne 31 Land adj The Windmill, Eyhorne St, Hollingbourne 31 Land Maidstone East and Maidstone Sorting Office 31 Urban	Policy Ref. H1	Site name/address	No. of dwellings	Urban / Rural
11Springfield, Royal Engineers Rd, Maidstone200Urban12180-188 Union Street, Maidstone30Urban13Medway Street, Maidstone40Urban14American Golf, Tonbridge Rd, Maidstone60Urban156 Tonbridge Road, Maidstone15Urban17Laguna, Hart Street, Maidstone76Urban18Dunning Hall, Week St, Maidstone14Urban1918-21 Foster Street, Maidstone5Urban20Wren's Cross, Upper Stone Street, Maidstone60Urban21Whitmore Street, Maidstone5Urban22Whitmore Street, Maidstone5Urban25Bridge Industrial Centre, Wharf Road, Tovil15Urban26Tovil Working Men's Club, Tovil Hill, Tovil20Urban30West of Eclipse, Maidstone50Urban31Bearsted Station Goods Yard, Bearsted20Urban39South of Grigg Lane, Headcorn55Rural40Knaves Acre, Headcorn5Rural42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural66Forstal Lane, Coxheath195Rural67Vicar	4	Oakapple Lane, Barming	187	Urban
12 180-188 Union Street, Maidstone 13 Medway Street, Maidstone 14 American Golf, Tonbridge Rd, Maidstone 15 6 Tonbridge Road, Maidstone 16 Urban 17 Laguna, Hart Street, Maidstone 18 Dunning Hall, Week St, Maidstone 19 18-21 Foster Street, Maidstone 20 Wren's Cross, Upper Stone Street, Maidstone 21 Whitmore Street, Maidstone 22 Whitmore Street, Maidstone 23 Bridge Industrial Centre, Wharf Road, Tovil 24 Tovil Working Men's Club, Tovil Hill, Tovil 25 Bridge Industrial Centre, Wharf Road, Tovil 26 Tovil Working Men's Club, Tovil Hill, Tovil 27 Urban 28 South of Eclipse, Maidstone 29 Urban 20 Urban 21 Bearsted Station Goods Yard, Bearsted 20 Urban 21 Bearsted Station Goods Yard, Bearsted 21 Tanyard Fm, Old Ashford Rd, Lenham 22 Tanyard Fm, Old Ashford Rd, Lenham 23 South of The Parsonage, Goudhurst Rd, Marden 24 Tanyard Fm, Old Ashford Rd, Lenham 25 Rural 26 Land at Boughton Mount, Boughton Lane 27 Land at Church St./Heath Rd, B. Monchelsea 28 Rural 29 Rural 20 Rural 20 Rural 21 Land Coren Lane, B. Monchelsea 22 Rural 23 E of Eyhorne Street, Hollingbourne 24 Land ad The Windmill, Eyhorne St, Hollingbourne 25 Rural 26 Vicarge Road, Yalding 27 Vicarge Road, Yalding 28 Urban 29 Urban 20 Urban 21 RMX1(2) Maidstone East and Maidstone Sorting Office 210 Urban	8	West of Church Road, Otham	440	Urban
13Medway Street, Maidstone40Urban14American Golf, Tonbridge Rd, Maidstone60Urban156 Tonbridge Road, Maidstone15Urban17Laguna, Hart Street, Maidstone76Urban18Dunning Hall, Week St, Maidstone14Urban1918-21 Foster Street, Maidstone5Urban20Wren's Cross, Upper Stone Street, Maidstone60Urban22Whitmore Street, Maidstone5Urban25Bridge Industrial Centre, Wharf Road, Tovil15Urban26Tovil Working Men's Club, Tovil Hill, Tovil20Urban30West of Eclipse, Maidstone50Urban31Bearsted Station Goods Yard, Bearsted20Urban39South of Grigg Lane, Headcorn55Rural40Knaves Acre, Headcorn5Rural42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural56Lyewood Fm, Green Lane, B. Monchelsea25Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Hollingbourne15Rural67Vicarge Road, Ya	11	Springfield, Royal Engineers Rd, Maidstone	200	Urban
14American Golf, Tonbridge Rd, Maidstone60Urban156 Tonbridge Road, Maidstone15Urban17Laguna, Hart Street, Maidstone76Urban18Dunning Hall, Week St, Maidstone14Urban1918-21 Foster Street, Maidstone5Urban20Wren's Cross, Upper Stone Street, Maidstone60Urban22Whitmore Street, Maidstone5Urban25Bridge Industrial Centre, Wharf Road, Tovil15Urban26Tovil Working Men's Club, Tovil Hill, Tovil20Urban30West of Eclipse, Maidstone50Urban31Bearsted Station Goods Yard, Bearsted20Urban39South of Grigg Lane, Headcorn55Rural40Knaves Acre, Headcorn5Rural42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Land adj The Windmill, Eyhorne St, Hollingbourne15Rural67Vicarge Road, Yalding65RuralRMX1(2)Maidstone East and Maidstone Sorting Office210Ur	12	180-188 Union Street, Maidstone	30	Urban
15 6 Tonbridge Road, Maidstone 17 Laguna, Hart Street, Maidstone 18 Dunning Hall, Week St, Maidstone 19 18-21 Foster Street, Maidstone 20 Wren's Cross, Upper Stone Street, Maidstone 21 Whitmore Street, Maidstone 22 Whitmore Street, Maidstone 23 Bridge Industrial Centre, Wharf Road, Tovil 24 Tovil Working Men's Club, Tovil Hill, Tovil 26 Tovil Working Men's Club, Tovil Hill, Tovil 27 Urban 28 Bearsted Station Goods Yard, Bearsted 29 Urban 30 West of Eclipse, Maidstone 30 West of Figg Lane, Headcorn 31 Bearsted Station Goods Yard, Bearsted 39 South of Grigg Lane, Headcorn 40 Knaves Acre, Headcorn 55 Rural 42 Tanyard Fm, Old Ashford Rd, Lenham 55 Rural 48 Land S of The Parsonage, Goudhurst Rd, Marden 51 Land to the north of Henhurst Fm, Staplehurst 54 Land at Boughton Mount, Boughton Lane 55 Land at Church St./Heath Rd, B. Monchelsea 40 Rural 51 Lyewood Fm, Green Lane, B. Monchelsea 52 Rural 53 Lyewood Fm, Green Lane, B. Monchelsea 54 Land adj The Windmill, Eyhorne St, Hollingbourne 55 Rural 66 Forstal Lane, Coxheath 56 Lyewood Fm Street, Hollingbourne 57 Rural 68 Lond adj The Windmill, Eyhorne St, Hollingbourne 58 Rural 69 Vicarge Road, Yalding 59 Rural 60 Rural 61 Wicarge Road, Yalding 62 Rural 63 Maidstone East and Maidstone Sorting Office 63 Urban	13	Medway Street, Maidstone	40	Urban
17 Laguna, Hart Street, Maidstone 18 Dunning Hall, Week St, Maidstone 19 18-21 Foster Street, Maidstone 20 Wren's Cross, Upper Stone Street, Maidstone 21 Whitmore Street, Maidstone 22 Whitmore Street, Maidstone 23 Bridge Industrial Centre, Wharf Road, Tovil 24 Tovil Working Men's Club, Tovil Hill, Tovil 26 Tovil Working Men's Club, Tovil Hill, Tovil 27 Urban 28 Bearsted Station Goods Yard, Bearsted 29 Urban 30 West of Eclipse, Maidstone 30 Worst of Grigg Lane, Headcorn 31 Bearsted Station Goods Yard, Bearsted 39 South of Grigg Lane, Headcorn 40 Knaves Acre, Headcorn 41 Tanyard Fm, Old Ashford Rd, Lenham 42 Tanyard Fm, Old Ashford Rd, Lenham 43 Land S of The Parsonage, Goudhurst Rd, Marden 44 Marden 50 Rural 51 Land to the north of Henhurst Fm, Staplehurst 54 Land at Boughton Mount, Boughton Lane 55 Land at Church St./Heath Rd, B. Monchelsea 56 Lyewood Fm, Green Lane, B. Monchelsea 57 Rural 58 Land adj The Windmill, Eyhorne St, Hollingbourne 58 Rural 69 Vicarge Road, Yalding 59 Rural 60 Rural 60 Maidstone East and Maidstone Sorting Office 50 Urban	14	American Golf, Tonbridge Rd, Maidstone	60	Urban
18 Dunning Hall, Week St, Maidstone 19 18-21 Foster Street, Maidstone 20 Wren's Cross, Upper Stone Street, Maidstone 21 Whitmore Street, Maidstone 22 Whitmore Street, Maidstone 23 Bridge Industrial Centre, Wharf Road, Tovil 24 Tovil Working Men's Club, Tovil Hill, Tovil 25 Bridge Industrial Centre, Wharf Road, Tovil 26 Tovil Working Men's Club, Tovil Hill, Tovil 27 Urban 28 West of Eclipse, Maidstone 39 West of Eclipse, Maidstone 30 West of Grigg Lane, Headcorn 30 South of Grigg Lane, Headcorn 30 Knaves Acre, Headcorn 31 Bearsted Station Goods Yard, Bearsted 32 Urban 34 Knaves Acre, Headcorn 35 Rural 40 Knaves Acre, Headcorn 36 Rural 47 Tanyard Fm, Old Ashford Rd, Lenham 48 Land S of The Parsonage, Goudhurst Rd, Marden 50 Rural 51 Land to the north of Henhurst Fm, Staplehurst 54 Land at Boughton Mount, Boughton Lane 55 Land at Church St./Heath Rd, B. Monchelsea 56 Lyewood Fm, Green Lane, B. Monchelsea 57 Rural 58 Land adj The Windmill, Eyhorne St, Hollingbourne 10 Rural 69 Vicarge Road, Yalding 60 Korstal Lane, Coxheath 61 Vicarge Road, Yalding 62 Rural 63 Maidstone East and Maidstone Sorting Office 70 Urban	15	6 Tonbridge Road, Maidstone	15	Urban
19 18-21 Foster Street, Maidstone 5 Urban 20 Wren's Cross, Upper Stone Street, Maidstone 60 Urban 22 Whitmore Street, Maidstone 5 Urban 25 Bridge Industrial Centre, Wharf Road, Tovil 15 Urban 26 Tovil Working Men's Club, Tovil Hill, Tovil 20 Urban 30 West of Eclipse, Maidstone 50 Urban 31 Bearsted Station Goods Yard, Bearsted 20 Urban 39 South of Grigg Lane, Headcorn 55 Rural 40 Knaves Acre, Headcorn 5 Rural 42 Tanyard Fm, Old Ashford Rd, Lenham 155 Rural 48 Land S of The Parsonage, Goudhurst Rd, Marden 50 Rural 51 Land to the north of Henhurst Fm, Staplehurst 60 Rural 54 Land at Boughton Mount, Boughton Lane 25 Rural 55 Land at Church St./Heath Rd, B. Monchelsea 40 Rural 56 Lyewood Fm, Green Lane, B. Monchelsea 25 Rural 60 Forstal Lane, Coxheath 195 Rural 63 E of Eyhorne Street, Hollingbourne 10 Rural 65 Hollingbourne 15 Rural 67 Vicarge Road, Yalding 65 Rural RMX1(2) Maidstone East and Maidstone Sorting Office 210 Urban	17	Laguna, Hart Street, Maidstone	76	Urban
20Wren's Cross, Upper Stone Street, Maidstone60Urban22Whitmore Street, Maidstone5Urban25Bridge Industrial Centre, Wharf Road, Tovil15Urban26Tovil Working Men's Club, Tovil Hill, Tovil20Urban30West of Eclipse, Maidstone50Urban31Bearsted Station Goods Yard, Bearsted20Urban39South of Grigg Lane, Headcorn55Rural40Knaves Acre, Headcorn5Rural42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural56Lyewood Fm, Green Lane, B. Monchelsea25Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Land adj The Windmill, Eyhorne St, Hollingbourne15Rural67Vicarge Road, Yalding65RuralRMX1(2)Maidstone East and Maidstone Sorting Office210Urban	18	Dunning Hall, Week St, Maidstone	14	Urban
22Whitmore Street, Maidstone5Urban25Bridge Industrial Centre, Wharf Road, Tovil15Urban26Tovil Working Men's Club, Tovil Hill, Tovil20Urban30West of Eclipse, Maidstone50Urban31Bearsted Station Goods Yard, Bearsted20Urban39South of Grigg Lane, Headcorn55Rural40Knaves Acre, Headcorn5Rural42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural56Lyewood Fm, Green Lane, B. Monchelsea25Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Land adj The Windmill, Eyhorne St, Hollingbourne15Rural67Vicarge Road, Yalding65RuralRMX1(2)Maidstone East and Maidstone Sorting Office210Urban	19	18-21 Foster Street, Maidstone	5	Urban
25 Bridge Industrial Centre, Wharf Road, Tovil 15 Urban 26 Tovil Working Men's Club, Tovil Hill, Tovil 20 Urban 30 West of Eclipse, Maidstone 50 Urban 31 Bearsted Station Goods Yard, Bearsted 20 Urban 39 South of Grigg Lane, Headcorn 55 Rural 40 Knaves Acre, Headcorn 5 Rural 42 Tanyard Fm, Old Ashford Rd, Lenham 155 Rural Land S of The Parsonage, Goudhurst Rd, Marden 50 Rural 51 Land to the north of Henhurst Fm, Staplehurst 60 Rural 54 Land at Boughton Mount, Boughton Lane 25 Rural 55 Land at Church St./Heath Rd, B. Monchelsea 40 Rural 56 Lyewood Fm, Green Lane, B. Monchelsea 25 Rural 60 Forstal Lane, Coxheath 195 Rural 63 E of Eyhorne Street, Hollingbourne 10 Rural 65 Land adj The Windmill, Eyhorne St, Hollingbourne 15 Rural 67 Vicarge Road, Yalding 65 Rural RMX1(2) Maidstone East and Maidstone Sorting Office 210 Urban	20	Wren's Cross, Upper Stone Street, Maidstone	60	Urban
26Tovil Working Men's Club, Tovil Hill, Tovil20Urban30West of Eclipse, Maidstone50Urban31Bearsted Station Goods Yard, Bearsted20Urban39South of Grigg Lane, Headcorn55Rural40Knaves Acre, Headcorn5Rural42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural56Lyewood Fm, Green Lane, B. Monchelsea25Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Land adj The Windmill, Eyhorne St, Hollingbourne15Rural67Vicarge Road, Yalding65RuralRMX1(2)Maidstone East and Maidstone Sorting Office210Urban	22	Whitmore Street, Maidstone	5	Urban
30West of Eclipse, Maidstone50Urban31Bearsted Station Goods Yard, Bearsted20Urban39South of Grigg Lane, Headcorn55Rural40Knaves Acre, Headcorn5Rural42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural56Lyewood Fm, Green Lane, B. Monchelsea25Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Land adj The Windmill, Eyhorne St, Hollingbourne15Rural67Vicarge Road, Yalding65RuralRMX1(2)Maidstone East and Maidstone Sorting Office210Urban	25	Bridge Industrial Centre, Wharf Road, Tovil	15	Urban
31 Bearsted Station Goods Yard, Bearsted 39 South of Grigg Lane, Headcorn 40 Knaves Acre, Headcorn 55 Rural 42 Tanyard Fm, Old Ashford Rd, Lenham 155 Rural 48 Land S of The Parsonage, Goudhurst Rd, Marden 51 Land to the north of Henhurst Fm, Staplehurst 54 Land at Boughton Mount, Boughton Lane 55 Land at Church St./Heath Rd, B. Monchelsea 56 Lyewood Fm, Green Lane, B. Monchelsea 57 Land adj The Windmill, Eyhorne St, Hollingbourne 10 Rural 58 Rural 59 Rural 60 Vicarge Road, Yalding 61 RMX1(2) Maidstone East and Maidstone Sorting Office	26	Tovil Working Men's Club, Tovil Hill, Tovil	20	Urban
39South of Grigg Lane, Headcorn55Rural40Knaves Acre, Headcorn5Rural42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural56Lyewood Fm, Green Lane, B. Monchelsea25Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Land adj The Windmill, Eyhorne St, Hollingbourne15Rural67Vicarge Road, Yalding65RuralRMX1(2)Maidstone East and Maidstone Sorting Office210Urban	30	West of Eclipse, Maidstone	50	Urban
40 Knaves Acre, Headcorn 42 Tanyard Fm, Old Ashford Rd, Lenham 48 Land S of The Parsonage, Goudhurst Rd, Marden 50 Rural 51 Land to the north of Henhurst Fm, Staplehurst 54 Land at Boughton Mount, Boughton Lane 55 Land at Church St./Heath Rd, B. Monchelsea 60 Forstal Lane, Coxheath 60 Forstal Lane, Coxheath 61 Land adj The Windmill, Eyhorne St, Hollingbourne 62 Hollingbourne 63 Vicarge Road, Yalding 64 Rural 65 Rural 66 Rural 67 Rural 68 Rural 69 Rural 69 Rural 60 Rural 60 Rural 60 Forstal Lane, Coxheath 60 Rural 61 Rural 62 Land adj The Windmill, Eyhorne St, Hollingbourne 63 Rural 64 Vicarge Road, Yalding 65 Rural 67 Rural 68 Rural 69 Rural 69 Rural	31	Bearsted Station Goods Yard, Bearsted	20	Urban
42Tanyard Fm, Old Ashford Rd, Lenham155Rural48Land S of The Parsonage, Goudhurst Rd, Marden50Rural51Land to the north of Henhurst Fm, Staplehurst60Rural54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural56Lyewood Fm, Green Lane, B. Monchelsea25Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Land adj The Windmill, Eyhorne St, Hollingbourne15Rural67Vicarge Road, Yalding65RuralRMX1(2)Maidstone East and Maidstone Sorting Office210Urban	39	South of Grigg Lane, Headcorn	55	Rural
Land S of The Parsonage, Goudhurst Rd, Marden 50 Rural 51 Land to the north of Henhurst Fm, Staplehurst 60 Rural 54 Land at Boughton Mount, Boughton Lane 55 Land at Church St./Heath Rd, B. Monchelsea 40 Rural 56 Lyewood Fm, Green Lane, B. Monchelsea 60 Forstal Lane, Coxheath 63 E of Eyhorne Street, Hollingbourne 10 Rural 65 Land adj The Windmill, Eyhorne St, Hollingbourne 67 Vicarge Road, Yalding RMX1(2) Maidstone East and Maidstone Sorting Office 10 Urban	40	Knaves Acre, Headcorn	5	Rural
Marden 50 Rural 51 Land to the north of Henhurst Fm, Staplehurst 60 Rural 54 Land at Boughton Mount, Boughton Lane 55 Land at Church St./Heath Rd, B. Monchelsea 60 Lyewood Fm, Green Lane, B. Monchelsea 60 Forstal Lane, Coxheath 63 E of Eyhorne Street, Hollingbourne 64 Land adj The Windmill, Eyhorne St, Hollingbourne 65 Hollingbourne 66 Rural 67 Vicarge Road, Yalding 68 Rural RMX1(2) Maidstone East and Maidstone Sorting Office	42	Tanyard Fm, Old Ashford Rd, Lenham	155	Rural
54Land at Boughton Mount, Boughton Lane25Rural55Land at Church St./Heath Rd, B. Monchelsea40Rural56Lyewood Fm, Green Lane, B. Monchelsea25Rural60Forstal Lane, Coxheath195Rural63E of Eyhorne Street, Hollingbourne10Rural65Land adj The Windmill, Eyhorne St, Hollingbourne15Rural67Vicarge Road, Yalding65RuralRMX1(2)Maidstone East and Maidstone Sorting Office210Urban	48		50	Rural
55 Land at Church St./Heath Rd, B. Monchelsea 56 Lyewood Fm, Green Lane, B. Monchelsea 50 Forstal Lane, Coxheath 63 E of Eyhorne Street, Hollingbourne 10 Rural 65 Land adj The Windmill, Eyhorne St, Hollingbourne 67 Vicarge Road, Yalding RMX1(2) Maidstone East and Maidstone Sorting Office 40 Rural 15 Rural 16 Rural 17 Rural 18 Rural 18 RMX1(2) Maidstone East and Maidstone Sorting Office	51	Land to the north of Henhurst Fm, Staplehurst	60	Rural
55 Land at Church St./Heath Rd, B. Monchelsea 40 Rural 56 Lyewood Fm, Green Lane, B. Monchelsea 50 Forstal Lane, Coxheath 63 E of Eyhorne Street, Hollingbourne 10 Rural 65 Land adj The Windmill, Eyhorne St, Hollingbourne 15 Rural 67 Vicarge Road, Yalding RMX1(2) Maidstone East and Maidstone Sorting Office 210 Urban	54	Land at Boughton Mount, Boughton Lane	25	Rural
60 Forstal Lane, Coxheath 63 E of Eyhorne Street, Hollingbourne 65 Land adj The Windmill, Eyhorne St, Hollingbourne 67 Vicarge Road, Yalding RMX1(2) Maidstone East and Maidstone Sorting Office 195 Rural Rural 195 Rural Rural Rural	55		40	Rural
63 E of Eyhorne Street, Hollingbourne 10 Rural Land adj The Windmill, Eyhorne St, Hollingbourne 15 Rural KMX1(2) Maidstone East and Maidstone Sorting Office 10 Rural Rural	56	Lyewood Fm, Green Lane, B. Monchelsea	25	Rural
63 E of Eyhorne Street, Hollingbourne 10 Rural Land adj The Windmill, Eyhorne St, Hollingbourne 15 Rural KMX1(2) Maidstone East and Maidstone Sorting Office 10 Rural Rural Rural	60		195	Rural
65 Land adj The Windmill, Eyhorne St, Hollingbourne 67 Vicarge Road, Yalding RMX1(2) Maidstone East and Maidstone Sorting Office 15 Rural Control Co	63	E of Eyhorne Street, Hollingbourne	10	Rural
67 Vicarge Road, Yalding 65 Rural RMX1(2) Maidstone East and Maidstone Sorting Office 210 Urban	65		45	DI
RMX1(2) Maidstone East and Maidstone Sorting Office 210 Urban	67	-		
<u> </u>			+	
	KIVIX1(2)	Maidstone East and Maidstone Sorting Office	210	Urban



Policy Ref. H2	Site name/address	No. of dwellings	Urban / Rural
1	Maidstone Town Centre	590	Urban
2	Invicta Park Barracks, Maidstone	500	Urban
3	Lenham	1000	Rural
		2090	

Windfall Allowance Typology	No. of dwellings	Urban / Rural
Urban Large (10>)	747	Urban
Urban Small (<10)	547	Urban
Rural Large (10>)	209	Rural
Rural Small (<10)	147	Rural
	1650	

Housing Supply Summary	Total	Urban	Rural
H1 and RMX Allocations	2147	1447	700
H2 Broad Locations	2090	1090	1000
Windfall allowance	1650	1294	356
Totals	5887	3831	2056

