



Henry Boot secures planning permission on appeal for 290 homes in Sittingbourne, Kent

Review of new National Planning Policy Framework shows Hallam Land could advance applications for 8,500 new plots in the next 12 months

Henry Boot announces that its land promotion and planning business, Hallam Land (Hallam), has secured planning permission on appeal for 290 homes in Sittingbourne, Kent.

In 2017 Hallam agreed a promotion agreement on a site adjacent to the urban area of Sittingbourne before submitting an outline application for the site in November 2022. Hallam successfully secured a planning consent on an appealed decision in July 2024, following an initial refusal in 2022. Appeal was made on the basis that Swale Borough Council's outdated development plan could not demonstrate a five year housing land supply which in turn was failing to meet the areas housing needs.

The planning consent for the site includes 290 homes (30% affordable), new landscaping, habitat creation, and publicly accessible green infrastructure. The Biodiversity Net Gain calculation forecasts over a 100% net gain for surrounding habitats. Hallam is actively marketing the site for sale and expects strong interest in this opportunity, in an area where there is a significant shortfall of both private and affordable homes.

Hallam continues to advance numerous planning applications with 13,392 plots in planning including seven active planning appeals, totalling c.2,500 residential plots.

In addition, the new government has proposed significant revisions to the National Planning Policy Framework (NPPF), as part of its broader recognition that the current system is not working and is hindering economic growth. The proposed changes would provide much clearer direction to local authorities in terms of housing delivery, and they are expected to come into force later this year. As a result of these proposed changes, Hallam has already identified an additional 8,500 plots for expediting planning applications in the near future.

Tim Roberts, CEO of Henry Boot, commented: "Securing planning permission on appeal for hundreds of homes in Kent will enable the delivery of much needed housing in the area. Hallam is in a strong position to help meet the new Government's ambitious housing targets and objectives set out in the draft NPPF revisions."

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Notes to editors

Henry Boot is one of the UK's leading land, property development, home building and construction businesses - and we've been transforming land and spaces since 1886. Listed on the London Stock Exchange since 1919, we're renowned for quality, expertise, delivery and a partnership approach across the group - which comprises, Hallam Land, HBD, Stonebridge, Henry Boot Construction, Banner Plant and Road Link.

Operating across the UK, and employing over 500 people, we focus on three key markets: urban development, industrial and logistics and residential. Hallam Land has facilitated 52,000 new homes since 1990, managing one of the top five largest land portfolios in the country, with the potential to facilitate over 100,000 homes. HBD manages a development pipeline of £1.3bn, the equivalent of 7m sq ft of developments across our key markets, while maintaining a £113m investment portfolio, of which 73% of the properties have an EPC rating of 'C' or higher. Stonebridge, our jointly-owned home building business, manages a land portfolio capable of delivering 1,500 homes, with an ambition to deliver up to 600 new homes a year.

Henry Boot Construction has extensive experience in both the public and private sectors, including major projects such as the £200m regeneration of Bamsley town centre, and The Cocoa Works, a £57m residential development in York. For over 65 years, Banner Plant has supplied construction products and services, operating from seven regional depots in the North of England.

We have also developed an ambitious Responsible Business Strategy to help us meet our aim of being Net Zero Carbon by 2030, and to deliver, by 2025, charitable, community and education work valued at £1m.

From land promotion, property development and investment to home building, construction and plant hire, Henry Boot is where great places start.

henryboot.co.uk

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