



Five Year Housing Land Supply Position Statement 2021 - 2026

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1. Introduction and summary

- 1.1 This document provides the annual update to the five-year housing land supply for Ashford Borough, as of **31st July 2021**.
- 1.2 It sets out the calculations and assumptions for housing requirements and the approach taken in calculating the housing land supply. It provides a breakdown of sites contributing to the supply and the evidence required to demonstrate the sites are deliverable.
- 1.3 The report is set out in accordance with the requirements for Annual Position Statements, although it has not been submitted to the Planning Inspectorate for confirmation.
- 1.4 The housing land supply calculations are based upon the monitoring year 1st April 2020 – 31st March 2021 and includes site updates up to July 2021. This land supply update therefore covers the period **July 2021 to June 2026**.
- 1.5 The update shows that the Council is able to demonstrate a housing land supply position of **4.54 years**.
- 1.6 This figure includes the 5% buffer requirements on top of the requirement, as stipulated by Government. In total, the 4.54 position equates to a deficit of 664 dwellings to that needed to achieve 5.0 years, over the next five year period.

2. National Policy and Guidance

- 2.1 This update follows requirements and guidance set out in the National Planning Policy Framework (NPPF) 2021 and National Planning Policy Guidance (PPG), the requirements of which are summarised below.
- 2.2 Para 73 of the NPPF requires local planning authorities to annually identify and update, as a minimum, a five year supply of housing at specific deliverable sites, which meet the housing requirements set out in the adopted strategic policies. A suitable buffer for the housing supply must also be demonstrated, this being either:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the LPA wishes to demonstrate a five year supply of deliverable sites through an annual position statement; or
 - c) 20% where there has been significant under delivery of housing over the previous three years (where delivery below 85% of the housing requirement - Housing Delivery Test)

- 2.3 The NPPF defines “deliverable” as:

‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that dwellings will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of dwellings or sites have long term phasing plans).*
- b) *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is*

identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

2.4 The land supply calculations in this report specifically list the sites which fall under a) and b) separately for ease of reference. For sites with detailed planning permission, details of numbers of dwellings under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build rates

- For small sites, details of their current planning status and record of completions and dwellings under construction by site
- For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission
- Permissions granted for windfall (not allocated) development by year and how this compares with the windfall allowance
- Details of demolitions and planned demolitions which will have an impact on net completions
- Total net completions from the plan base date by year (broken down into types of development e.g. affordable housing)
- The 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply

2.5 PPG (Ref ID 68-007-20190722) identifies the evidence which is required to demonstrate that sites which fall within part b) of the definition set out above, and could include the following:

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

3. Methodology

- 3.1 The following sets out the methodology used for updating the five year housing land supply position set out in this report.

Annual monitoring and site surveys

- 3.2 The Council keep a record of all extant planning permissions for housing development, and carry out an annual survey of sites, usually in early April. This is to record progress on sites, including establishing the number of dwelling completions which have taken place during the previous monitoring year, and the number of dwellings which are under construction and not started on each site.
- 3.3 This report will form part of the Authority Monitoring Report (AMR), produced annually (usually December), which sets out the results of the survey and performance against the housing policies and indicators in the adopted Plan.

Five Year Requirement

Annual Requirement

- 3.4 The calculation for the five year housing requirement is based upon the housing requirement for the Borough established by the Ashford Local Plan 2030 adopted in February 2019. This gave a total 16,872 dwelling figure for plan period of 2011 to 2030, which leads to an annual requirement of 888 dwellings per year.

Shortfall

- 3.5 The Local Plan 2030 identifies a housing shortfall of 2462 dwellings between 2011 and 2018. To rectify, and claw back, this housing shortfall a seven year timeframe was established in the Plan (between 2018 and 2025).
- 3.6 As of July 2021, this housing shortfall figure stands at **2412 dwellings**. This has been derived from the:
- 2462 dwelling shortfall between 2011 and 2018,
 - 8 dwelling shortfall from 2018/2019,
 - 142 dwelling shortfall from 2019/2020
 - Subtracting the “over-delivery” of 200 dwellings in 2020/2021¹
- 3.7 This equates to an average additional ‘requirement’ of 483 dwellings per year, over the next five years, in order to maintain at least a five year housing land supply figure for the borough.

Buffer

- 3.8 The requirement for a buffer to be provided on the five year requirement is set out at paragraph 73 of the NPPF, and is based upon the Council’s Housing Delivery Test results. As the Council’s HDT 2020 stands at 90% (and not below 85%), a 5% buffer should therefore be applied.

¹ As set out in Housing Delivery & Land Supply PPG Paragraph: 032 Reference ID: 68-032-20190722

- 3.9 As per Government guidance, the five year housing supply figure stipulated in this paper is based on the most recent HDT (2020). When a revised HDT is produced by Government in 2021, it may trigger a need to review this calculation. It should be noted that according to Council calculations, the authority is on course to achieve a HDT figure of over 100% for the years 2018/19 - 2020/21 and as such, the lower 5% buffer is likely to remain for next year (rather than the increased 20% penalty if below 85%).

Housing Land Supply Sites

- 3.10 The housing land supply is made up from housing sites from a variety of sources including the following:
- Sites with full planning permission – These can be sites which were previously or are currently allocated, or ‘windfall’ (not allocated) sites. The sites are at various stages of development with some being under construction and others not started.
 - Sites with outline planning permission – these are sites which were previously or are currently allocated, or windfall sites. The sites are at various stages of the planning process with some subject to reserved matters applications.
 - Sites that are allocated in the adopted Local Plan 2030, Wye Neighbourhood Plan, Pluckley Neighbourhood Plan and Rolvenden Neighbourhood Plan, but where no planning permission has been granted.
 - Draft site allocations from emerging Neighbourhood Plans (Charing and Egerton).
 - Expected (known and unknown) windfalls that do not yet have planning permission.
- 3.11 Housing sites include both private and affordable housing, as well as other forms of housing such as sheltered housing or extra care housing. In addition, the housing supply contains contributions from communal housing, in particular C2 uses. Where this is the case, we have used the following calculation as set out in the Housing Delivery Test Measurement Rule Book to calculate the expected contribution. Individual calculations are set out in the site details in the appendices.

$$\frac{\text{Net increase in bedrooms in other communal accommodation in local authority}}{\text{Average number of adults in households in England (1.8)}}$$

- 3.12 There are no current proposals for student housing which form part of Ashford’s land supply.

Determining the deliverable supply

- 3.13 An assessment of the deliverable supply has been made on a site by site basis following the definition of deliverable set out in the NPPF. The sites fall within the following categories, requiring differing levels of assessment and evidence.

Sites falling within part a) of the definition of 'deliverable'

- 3.14 These sites include:
- Allocated/previously allocated sites with full planning permission (under construction and not started)
 - Major windfall sites with full planning permission (under construction and not started)
 - Minor windfall sites (outline or full planning permission; under construction and not started)
- 3.15 These sites are considered to be deliverable in principle, and there is no evidence that sites will not come forward for reasons of site viability or market demand. These already permitted sites are not subject to the Stodmarsh Mitigation Issue (see below).
- 3.16 Where sites have longer term phasing plans the assessment of future phasing has been done on a site by site basis taking into account a range of factors including planning status, constraints and infrastructure requirements, size of site, previous completion rates, number of house builders and phasing plans. For sites currently under construction, delivery assumptions have been based upon rates of past delivery and an assessment of the number of dwellings which were under construction at the end of the last monitoring year (which, for this year's calculation was undertaken up to July 2021). This has also been evidenced by correspondence with developers/site owners in some instances.
- 3.17 There are extant planning permissions for a total of 919 dwellings on windfall sites, as of 31 July 2021. The permissions are listed in Appendix 1 Tables A6 and A8. These are counted within the deliverable supply under part a) of the definition.
- 3.18 Table A6 lists the major windfall sites with planning permission and the extant permission data is up to date as of 31 July 2021. The list includes permissions granted (Full and Outline) up until 31 July 2021, and no major windfall permissions have expired since 1 April 2020
- 3.19 Table A8 lists the minor windfall permissions and is up to date, as of 31 March 2021. No minor sites granted planning permission since 1 April 2021 are included, and some permissions may have expired since 1 April 2021. As completion site visits only takes place once a year, it is not possible to ascertain whether those that may now have expired have been commenced since the last survey date.

Sites falling within part b) of the definition of 'deliverable'

- 3.20 These include:
- Allocated sites with Outline Planning Permission
 - Local Plan and Neighbourhood Plan allocations with no planning permission

- Windfall Sites with resolution to grant permission, subject to Stodmarsh Mitigation resolution

- 3.21 For sites falling within this category, clear evidence is required to demonstrate that there is a ‘realistic prospect’ that housing will be delivered on the sites within five years. For each of these sites a written assessment of the evidence and site status is included within the table, to determine whether completions are deliverable within the five years and to determine the phasing.
- 3.22 The commentary included within the tables has been evidenced by the Council’s records of planning applications, planning committee recommendations and decisions, planning performance agreements, pre-applications requests, and conditions discharges; as well as other information including marketing evidence; local plan and site specific viability; and land registry information. An assessment of deliverability was carried out as part of the evidence for the Local Plan examination, this evidence has also been considered, including whether there have been any changes, what progress has been made since then and whether intentions previously set out have been met.
- 3.23 Evidence has also been sourced, where possible, through written correspondence with site owners/developers/agents, confirming the intentions for site delivery and progress made towards submitting planning application, commencement of development, first completions and likely phasing.
- 3.24 Based upon the evidence which is available for each site, an assessment has been made on whether the evidence is robust enough to demonstrate a reasonable prospect of delivery within the five years. We have considered the intentions of site owners/developers alongside the other evidence to assess the likely delivery over the five year period and, where located within the Stour Catchment, the Stodmarsh Mitigation proposals. For sites which would be delivered over more than one year, an assessment of likely phasing has taken place to determine how many dwellings are likely to be completed during the five year period, where this has been possible.
- 3.25 The assessment of future phasing has been done on a site by site basis taking into account a range of factor including planning status, pre-commencement infrastructure requirements, size of site, previous completion rates, number of housebuilders, phasing plans, and supported by correspondence with developers/site owners.
- 3.26 For sites currently under construction, delivery assumptions have been based upon rates of past delivery and an assessment of the number of dwellings which were under construction at the end of the last monitoring year.
- 3.27 An explanation and justification for the five year phasing assumptions are provided by site in Appendix 1 - Table A4 and Table A6a.

Other sites included within the 5 year supply

- 3.28 For other sites which do not fall within either part a) or b) of the definition – the test is whether there is a ‘realistic prospect’ of the sites coming forward within the 5 year period and an assessment has been made on this basis. For Ashford, these include:

- Draft Neighbourhood Plan allocations
 - Major windfalls which have resolution to grant
 - Projected future windfalls which do not have planning permission
- 3.29 The same approach has been taken to assessing the realistic prospect and potential delivery as part b) sites. These are included in Appendix 1 - Table A5. The assessment and calculations of future windfalls is explained in detail below.

Windfall Site Calculations

Evidence for projected future windfall delivery

- 3.30 Housing completion data shows that there is a strong and consistent rate of delivering windfall housing development in the Borough and a pattern of increasing windfall development over the past 15 years. Table A9 shows this pattern, with a 15-year average of 199 windfall completions per year, a 10-year average of 217 completions per year and a 5-year average of 252 windfall completions per year.
- 3.31 Table A6a lists additional windfall major sites which are likely to come forward within the 5 year period, but do not currently have full permission. However, those that have resolution to grant subject only to the Stodmarsh Mitigation issue (which otherwise would have full permission now), have now been included within years 4 & 5 of the 5 year supply period under part B) of the definition.
- 3.32 Tables A6a and A7 - identify additional potential future major windfall sites which are yet to gain planning permission (full or outline), or are approved subject to S106. These sites are currently either subject to live planning applications, or are potentially considered suitable for residential development through pre-application advice discussions. This list of sites provides clear evidence and a realistic prospect that windfall housing development will continue to come forward at a consistent rate in the borough. This position is reinforced given the following:
- Government's extension of 'permitted development' rights for changes of use from non-residential to residential uses via the prior approval process has already had an impact and will continue to do so, given the largely rural nature of the Borough and range of agricultural buildings that are capable of taking advantage of this process.
 - Introduction and application of Local Plan policy HOU5 (Windfall development in the countryside) which no longer restricts new windfall housing development to just the confines of a range of settlements, which is likely to lead to more windfall housing schemes being policy compliant in the short to medium term.
 - There remains a number of unallocated, underdeveloped brownfield sites and locations in the borough which could be regenerated and the market continues to show ongoing interest and activity, especially in the Town Centre, to deliver new apartments and flats.
- 3.33 In light of the above, the five year housing land supply position for 2021 to 2026 adopts the following approach to windfalls, largely based around the principles adopted in the Local Plan 2030. Past evidence, combined with the amount of dwellings which could come forward through future windfalls (including those applications which are

‘resolved to grant’, or are at the pre-app stage of the process) suggests that the Council have under-relied on housing windfall delivery in the past.

- 3.34 The extant planning permissions (those with full consent which are under construction and not started) for 919 dwellings on windfall sites are included within part a) of the definition of deliverable and therefore included within the five year housing land supply and assumed to be delivered in the first three year period.
- 3.35 For the remaining years of the supply (years 4 & 5) there is an allowance of 150 dwellings each year for currently ‘unknown windfalls’ which have not yet been identified and do not yet have planning permission, although some examples of sites coming forward through the application process are detailed in Table A7 as examples to support this position. Estimating the future windfall supply is based on the long-term average of historic delivery of windfalls. The historic windfall delivery in Ashford is illustrated in Table A9.
- 3.36 This follows a similar approach taken in last year’s assessment and is supported through the Local Plan examination process. This is partly based on evidence from the tables A7 - A11, which clearly indicate it is likely that future windfall applications will continue to come forward over this time period.

Total Windfall calculations

- 3.37 Total windfalls counted in the 5 year supply are as follows:
- Extant Planning permissions (full consent) – 919 dwellings
 - Major applications with resolution to grant, subject to Stodmarsh – 378 dwellings
 - Projected future windfalls – 300 dwellings

Stodmarsh

- 3.38 In July 2020, Natural England (NE) issued Advice to the Council requiring new housing development (and other overnight accommodation) in the Stour Catchment to demonstrate ‘nutrient neutrality’.
- 3.39 The implications of this Advice are that affected planning applications for overnight accommodation (e.g. housing and tourism uses) must now set out how the development will mitigate its impacts and achieve nutrient neutrality, prior to the Council determining the planning application.
- 3.40 Further information about the Stodmarsh Lakes issue, the Natural England Advice and nutrient neutrality is available at: <https://www.ashford.gov.uk/habitat-regulations-assessment>
- 3.41 The ability of developments to achieve nutrient neutrality is dependent on a number of variables, including land size and location. Many housing proposals may be unable to progress, as mitigation cannot be accommodated on-site. The impact of this issue on housing delivery is factored into the Council’s five year housing land supply calculations for the first time in this Position Statement.

What is the Council doing to rectify the position?

3.42 Since receipt of the NE Advice, the Council have undertaken considerable work to find a solution that would ‘unlock’ suitable development proposals through strategic solutions. This work is focused on 3 key project areas:

- Developing a Borough Mitigation Strategy, to include creation of a strategic wetland to release planned development up to 2030. Supported by a credit based system and Supplementary Planning Document to be prepared in due course. The [July 2021 Cabinet Report](#) provides a more detailed update on the Borough Mitigation Strategy.
- Progression of a catchment-wide strategy, working in partnership with neighbouring affected Local Planning Authorities and other stakeholders.
- Lobbying Government to deliver and/or assist the delivery of a strategic solution on a catchment level.

Anticipated timescales for Borough Mitigation Strategy

3.43 The Council has actively been working to prepare the Borough Mitigation Strategy, which consists of a series of short, medium and long-term strategic solutions. In July 2021, the Council agreed to pursue land acquisition for the creation of strategic wetlands.

3.44 The following timeline has been established indicating that planning permissions for Stodmarsh-affected developments can begin to be granted from Autumn 2022.

3.45 For sites which are currently waiting for the borough mitigation strategy, a delay of 3 years for delivery of housing, which is ready for occupation, has been factored into the calculations to take account of the time required for preparing and implementing the Borough Mitigation Strategy.

Time	Steps
End of 2021/early 2022	Land acquisition
Summer 2022	Strategic wetlands planning permission granted
Summer 2022	Adoption of SPD to accompany Borough Mitigation Strategy, detailing credit-based system
Summer/Autumn 2022	Planning permissions for affected developments to be issued*
Autumn 2022 – Summer 2024	Construction of wetlands
Autumn 2024	Wetlands fully operational

* The ability to grant planning permissions is linked to when the mitigation details of deliverability, maintenance and monitoring can be secured. Grampian conditions will be used to restrict occupations until the mitigation has been delivered and is operational. For the housing land supply, the figures herein relate to completions rather than occupations.

Factoring Stodmarsh into housing land supply

- 3.46 The Stodmarsh issue will have implications for housing delivery, delaying the development of a number of sites located within the Stour catchment. The following section breaks down the identified housing land supply for sites located within the Stour catchment.
- 3.47 In tables A4, A5, A6a and A7, where sites are located within the Stour catchment and affected by this issue, these are referenced with the acronym STOD.
- 3.48 Approximately, 35% of the dwellings contributing towards the five year land supply are located within the Stour catchment. (Note: this does not include future as yet unidentified windfalls, included in years 4 & 5 of the land supply).
- 3.49 A number of sites will be able to demonstrate nutrient neutrality through on-site mitigation. The S2 Conningbrook and S3 Court Lodge Local Plan allocations are sufficiently sized to deliver their own nutrient mitigation solutions. Both applications are progressing and the Appropriate Assessments nearing completion. It is therefore considered that there is no further impact on the delivery of these sites within the five-year period (see Table A4 for more details).
- 3.50 Where sites are unable to deliver on-site mitigation, the Council has been developing the borough Mitigation Strategy. For land supply purposes, it is assumed that the sites waiting for the borough Mitigation Strategy, will start to deliver housing from year 3 onwards, after the implementation of the strategy. Each site has specific comments on the deliverability and contribution to housing land supply set out in Tables A4 and A6a.
- 3.51 In terms of delivery, the sites for which planning applications have not yet been submitted are unlikely to experience a significant delay to delivery due to Stodmarsh, as the applications are anticipated to be submitted when the borough Mitigation Strategy has been implemented. Site specific delivery is set out in Table A4.
- 3.52 Windfalls within the Stour catchment will continue to come forward during 2021-2026. Paragraphs 3.30 - 3.37 detail the windfall assumptions in the land supply calculations, including reference to Stodmarsh. For land supply purposes, it is assumed that the future unidentified windfall sites for years 4 & 5, which are located within the Stour catchment, will be able to benefit from the borough Mitigation Strategy, to enable housing delivery in years 4 & 5, without significant delay due to Stodmarsh.

Infrastructure Delivery and Constraints

- 3.53 The [Infrastructure Delivery Plan 2017](#) identified two critical infrastructure projects which need to be delivered to enable development to come forward. The following considers the status of those infrastructure projects and progress to delivery, and how this impacts deliverability of housing over the five year period.
- 3.54 The [Infrastructure Funding Statement 2019/20](#) details the developer contributions received and spent annually. This statement also sets out infrastructure that is expected to be funded through planning obligations.

Junction 10a

- 3.55 The scheme to deliver a new motorway junction on the M20 – Junction 10a is now open to traffic, with final completion of remaining landscaping works expected in the next few months. The delivery of this scheme removes a previous constraint to development around Ashford, and this is therefore no longer a constraint to phasing of development.

A28 Chart Road

- 3.56 The scheme to deliver the widening of A28 Chart Road has been delayed due to uncertainty regarding the funding for the scheme. Outline planning permission is in place for 5750 dwellings at Chilmington. However, until Chart Road funding uncertainties are resolved delivery at Chilmington is assumed to be restricted to 400 dwellings over the five year period. Should the funding mechanisms for the scheme be resolved, there is potential for additional dwellings to be delivered within the five year period.
- 3.57 No other infrastructure requirements set out in the Infrastructure Delivery Plan or the latest [Infrastructure Funding Statement](#) are overriding constraints to development which would restrict delivery within the five year period. Infrastructure requirements and constraints have also been considered on a site by site basis.

4. Five Year Housing Land Supply Calculation 2021-2026

4.1 Based upon the methodology and assumptions outlined above, the five year housing land supply calculation for Ashford for 2021-2026 is set out in Tables 1 to 3 below.

Table 1 Five Year Housing Requirement 2021 - 2026

Annual housing requirement	888pa (2011-2030)
2011-2020 shortfall ²	2612
2020-21 “over delivery” ³ (1088-888)	-200
Total shortfall (2612-200)	2412
Annual shortfall requirement (2021-2026) (2412/5)	483
Five year requirement ((888+483) × 5)	6852
Five year requirement with 5% buffer (5% buffer of 343)	7195

Table 2 Breakdown of sites contributing to Land Supply

Category	2021-2026 Dwellings	See Appendix
Allocated sites with full permission	2,521	Table A3 Allocated/previously allocated sites with full planning permission
Major windfall sites with full permission - under construction	130	Table A6 Major windfall sites with full planning permission
Major windfall sites with full permission - not started	152	Table A6 Major windfall sites with full planning permission
Minor windfall sites under construction	177	Table A8 Minor windfall permissions
Minor windfall sites not started	460	Table A8 Minor windfall permissions
Subtotal deliverable NPPF definition part a)	3,440	
Allocations with Outline Planning Permission	713	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

² As explained in paras 3.5- 3.8 above

³ As set out in Housing Delivery and Land Supply PPG Paragraph: 032 Reference ID: 68-032-20190722

Category	2021-2026 Dwellings	See Appendix
Allocations with no permission	1,687	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission
Major windfall sites with resolution to grant subject to Stodmarsh Mitigation	378	Table A6a Major windfall sites with Outline Planning Permission or Permission subject to S106 / Stodmarsh Mitigation
Subtotal deliverable NPPF definition part b)	2,778	
Draft allocations (Neighbourhood Plans)	13	Table A5
Future expected windfalls (without planning permission)	300	Table A6a and A7 (As evidence)
Subtotal other deliverable site	313	
TOTAL DELIVERABLE SUPPLY	6,531	

Table 3 Housing Land Supply Calculation

Five year requirement (inc 5% buffer)	7,195
Deliverable five year housing land supply	6,531
Housing land Supply (6531 / 1439)	4.54

Appendix 1

Table A1 Completion data 2011-2021

Table A2 Site by site (Majors) Annual Completions Breakdown

Table A3 Allocated/previously allocated sites with full planning permission

Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Table A5 Draft allocations (Neighbourhood Plans)

Table A6 Major windfall sites with full planning permission

Table A6a Major windfall sites with outline planning permission or resolution to grant

Table A7 Further potential major windfalls - without planning permission (as of 31 July 2021)

Table A8 Minor windfall permissions

Table A9 Windfalls – Annual Completions (2005-2021)

Table A10 Windfalls - Annual permissions granted (2015 - 2021)

Table A11 – Predicted versus Actual windfall delivery

Table A12 Expected future losses (major sites)

Table A1 Completion data 2011-2021

Monitoring Year	Private Residential dwelling completions	Communal (including C2)		Affordable dwelling completions	Total completions for year	Cumulative Completions
		Bed nos	Equiv. dwelling ⁴			
2011/12	388	Not monitored		245	633	633
2012/13	216	Not monitored		68	284	917
2013/14	133	Not monitored		4	137	1054
2014/15	281	Not monitored		124	405	1459
2015/16	775	Not monitored		247	1022	2481
2016/17	548	Not monitored		148	696	3177
2017/18	469	0	0	108	577	3754
2018/19	781	5	2	145	880	4634
2019/20	662	68	38	84	746	5380
2020/21	935	-20	-11	153	1088	6468

Table A2 Site by site (Majors) Annual Completions Breakdown

Annual breakdown of some of the major sites with a build out period of three or more years, to highlight typical build out rates for major sites within the borough:

	Repton	Finberry	Tent1a	Conningbrook Phase 1	Park Farm SE	Willesborough Lees
2020/21	71	48	12	51	87	59
2019/20	29	19	46	82		
2018/19	163	181	112	37		
2017/18	90	157	20			
2016/17	138	102				
2015/16	67	106				
2014/15	70					
2013/14	49					
2012/13	91					
2011/12	155					

⁴ This is calculated using ratio set out in the Housing Delivery Test Measurement Rule Book

Five Year Housing Land Supply 2021-2026

*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.38 – 3.52 of this report.

Table A3 Allocated/previously allocated sites with full planning permission

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
Powergen VC1	15/01671/AS 17/00658/AS 17/01091/AS 17/01674/AS	108	400	166	508	Phases 3, 4, 5 are complete. Remainder of Site is still under construction but delivered 92 flats in 2021 (cumulative completions 166). All pre-commencement conditions have been discharged.
Finberry	Outline: 02/00278/AS Reserved Matters: 09/00081/AS 09/01566/AS 10/01277/AS 14/01075/AS 15/01586/AS 15/01663/AS 16/00124/AS 16/00125/AS	38	449	613	430	<p>Local Plan 2000 allocation which had outline permission for 1100 dwellings.</p> <ul style="list-style-type: none"> • 181 completions were recorded for the year 2018/19 (more than the 120 predicted). • 19 completions in 19/20 recorded. • 48 completions in 20/21 recorded. • Cumulative completions of 613 since 2015/16 • 487 with reserved matters permissions not started or under construction (09/00081) (16/00125) (15/01663 Care home) (16/00124) <p>Crest Nicholson (the developer) has indicated that the full site is due for completion by 2027 and that yearly completion rates will be around 52 per annum. On this basis of 7 year delivery rate, the 5 land supply calculations to March 2026 include 300 of the remaining 408 units on Bilham Lawn, Land South of Captains Wood and Bilham Farm.</p> <p>The Extra Care home application was not included in the phasing assumptions from the developer, but 80 units has been included in the five year calculation.</p>

⁵ Some allocated sites have part full and part outline permission – these sites are included in both Table 3 and 4.

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
Chilmington	Outline: 12/00400/AS Reserved Matters: 17/01170/AS 18/00207/AS 18/00911/AS 18/01310/AS 19/00475/AS 19/01032/AS	225	389	149	251	Outline planning permission for 5750 dwellings Reserved matters permission for 763 dwellings: <ul style="list-style-type: none"> • 346 dwellings (17/01170/AS) granted consent in April 2018 • 22 dwellings (18/01310/AS) granted consent in December 2018 • 153 dwellings (18/00911/AS) granted consent in December 2018 – 22 dwellings completed • 99 dwellings (Parcel P) (18/00207/AS) granted July 2019 • 64 dwellings (Parcel Q) (19/00475) granted July 2019 – 46 dwellings completed • 82 Dwellings (Parcel R) (19/01032) granted May 2020 • 75 completions in 2019/20 • 74 completions in 2020/21 • The reserved matters permissions cover 3 separate areas being developed by separate developers. • The site is restricted to 400 dwellings (occupations not completions) until a bond is entered into for the funding to deliver A28 road improvements. There a no Grampian conditions. Five year land supply therefore currently restricted to 400 dwellings (minus recorded 149 completions)
Godinton Way TC8	17/01511/AS	28	0	0	28	Full planning permission granted August 2018 to convert and extend the frontage building which was a former retail unit with snooker hall above to 28 flats. Development now under construction.

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		Under Construction	Not Started	Cumulative Completions		
						The Croudace Dwellings scheme on remaining part of allocation was completed in 2017/18.
Former Newtown Phase 2 S6	19/01476/AS	0	364	364	364	Application granted October 2020. A 2-3 year build out period expected for the residential aspects and therefore deliverable within the five year period, phased from year 3-5.
Klondyke S7	18/00584/AS CONA CONB	93	0	0	93	Site has full planning permission, and details of pre-commencement conditions have been submitted to the Council, and part approved - site now under construction.
Conningbrook U22	12/01245/AS	57	73	170	130	This site has full planning permission and is under construction with 51 completions in 2020/21, 82 in 2019/20 and 37 completions in 2018/19.
Park Farm South East S14	18/00652/AS	113	154	86	267	Full planning permission granted 30/09/19. Site formed of 4 parcels with two housebuilders - Taylor Wimpey and Persimmon. Development under construction, with anticipated completion by 2023/2024.
Abbey Way U1	15/00260/AS And 2019 AMND	23	0	0	23	Full planning permission for 23 dwellings. AMND application and discharge of a number of conditions applications approved in 2019-2021. Expected to be complete in 5 year period
Willesborough Lees S17	16/01722/AS	73	50	69	123	Full planning permission for 192 dwellings granted to Bellway Dwellings in March 2018, site now under construction with 10 completions recorded in

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		Under Construction	Not Started	Cumulative Completions		
						2019/20 and 59 in 2020/21. Communications with developer show expected build out by January 2023.
Willesborough Lees S17	15/01550/AS 19/00702/AS	28	0	0	28	Outline and reserved matters applications for Highmead House at Willesborough Lees for 28 units. Granted permission November 2019. Same developer as rest of S17 site allocation. Expected to be delivered within 5 year period.
TENT1a	14/00757/AS 20/00604/AS	25	0	230	25	Amendments to Phase 3 increase unit numbers up 5 units to 255 total. <ul style="list-style-type: none"> • 20 completions 2017/18 • 112 completions in 2018/19 • 86 completions in 2019/20 • 12 completions in 2020/21 5 year supply reflects the 25 that remain UC in 2021
Appledore - The Street S26	19/00997/AS	0	12	0	12	The application was granted permission in 2021. Parish Council owned who are in discussions with delivery provider. Delivery intentions of landowner for other part of site allocation are currently unknown so remaining 6 units are not counted in supply.
Charing – Land south of Arthur Baker S29	14/01486/AS	51	0	0	51	Hybrid application. Full planning permission for a 51 unit age restricted dwellings – now under construction. <i>(Forms part of wider site with outline planning permission identified in Table A4)</i>
High Halden – Land at Hope House S33	17/00952/AS 19/01769/AS	0	28	0	28	Full (OL & RM) permission granted for 28 dwellings in November 2020. AMND application currently awaiting determination (July 2021) but hope to commence on site by Sept 2021.

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
						Site is considered deliverable in the five-year period, within 18 months of commencement on site.
Mersham – Land adjacent to Village Hall – S35	18/01016/AS	0	7	0	7	Full application for 7 dwellings granted January 2020. Developer's intention to commence development in Spring 2022 and complete by the end of 2023.
Smarden S37	18/00576/AS	38	0	12	38	Full (OL&RM) permission granted for 50 dwellings in February 2019. Development of site has commenced with 6 completions recorded in 2019/20 and 6 completions in 2020/21.
Challock – Land at Clockhouse S54	18/00321/AS	0	19	0	19	Progress has been made in bringing the site forward, with planning application for development of site getting approval in May 2021. Application was submitted by developer intended to deliver the development. Site considered to be deliverable in the five year period.
Pinnock Yard, Pluckley NP S1	19/01411/AS	0	4	0	4	Full planning permission for 4 dwellings granted. Site considered to be deliverable in the five year period.
Kingsgate Rolvenden NP S1	18/00974/AS	0	4	0	4	Full planning permission for 4 dwellings granted. Site considered to be deliverable in the five year period.
Luckley Field, Wye (WYE2)	14/00195/AS	0	25	0	25	Extant planning permission for 25 dwellings Development commenced on site in 2018. No completions recorded to date but reasonable prospect it will be complete in 5 year period.

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
Pluckley Brickworks NP S3	17/00331/AS	25	0	0	25	Full (OL&RM) permission granted for 25 dwellings on site allocated in Pluckley Neighbourhood Plan. Site considered to be deliverable in the five year period.
Former Wye College	17/00567/AS	0	38	0	38	Application for the conversion of the Former Wye College to 38 dwellings granted at appeal in April 2021. Site considered to be deliverable in the five year period.
TOTAL 5 year supply					2521	

Five Year Housing Land Supply 2021-2026

*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.38 – 3.52 of this report.

Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
Major allocations with OL PP				
VC14	Elwick Road Phase 2	OL granted – 15/01282/AS	Site has outline planning permission (Granted Feb 2019) and is in the process of being sold to a private developer with the intention to develop out within five years. No infrastructure, ownership or viability constraints, but constrained by Stodmarsh. Site therefore considered deliverable in years 4 & 5 of the five year period.	200 STOD
S16	Waterbrook	OL granted – 18/00098/AS	Progress being made towards submission of RM planning application which is expected in 2021 with intention of the landowner to commence development once the Stodmarsh Mitigation is resolved. First completions are anticipated in 2024/25 with a built-out rate of 50 dwellings per annum, which equates to a deliverable supply of 100 in the 5 year period.	100 STOD
S28	Charing – Northdown Service Station, Maidstone Road	OL granted – 17/01926/AS (FA granted first but superseded by above – 17/00865/AS)	Progress is being made towards resolving the access arrangement for adjoining site which the landowner has indicated is currently holding up this site being taken forward. No other constraints to development of the site, with the exception of Stodmarsh, it is therefore considered deliverable in years 4 & 5 of the five year period. (Also see S55)	20 STOD
S29	Charing – Land south of Arthur Baker	Hybrid application granted – 14/01486/AS RM application submitted – 21/00182/AS	<i>Part of site under construction with full permission for 51 dwellings (counted in Table A3).</i> Outline permission granted under hybrid application for residential development, with estimate capacity of 40 dwellings. ABC Property company have since submitted a reserved matters application for 60 units. Intention of developer to build site out within the five years.	60 STOD

Five Year Housing Land Supply 2021-2026

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
S31	Hamstreet - Land North of St. Mary's Close	OL granted – 18/00644/AS RM application - 21/00524/AS	Site has outline planning permission for 80 new homes and 60 bed care home. Reserved Matters application received and being considered in 2021 for 80 homes. Taking into account time period for reserved matters permission, the whole site is deliverable within the five year period. (calculations for care home = 33 units) ⁶⁷	113
S55	Charing – Land adjacent to Poppyfields	OL granted on part of site – 18/00029/AS RM application submitted – 20/00508/AS	There is evidence of firm progress being made towards to the determination of the reserved matters applications for part of the site (area A – 135 dwellings), and submission of outline planning application for the remainder of the site (area B – circa 100 dwellings). The site is under control of land promotor and house builder, being brought forward in two parts, and Reserved Matters submitted in 2020 for Phase A. Site is impacted by Stodmarsh issue and is therefore 140 is considered deliverable in years 4 & 5 of the five year period. Additional dwellings would be delivered after the five years.	140 STOD
S57	Hamstreet – Land at Warehorne Road	OL granted – 18/00056/AS RM submitted – 21/00881/AS	Outline application granted in May 2021 for 50 dwellings. RM submitted in May 2021 by developer (Dandara). Taking into account timescales for determination of reserved matters applications, and build out rates set out in communications with the developer, the site considered to be deliverable in the five period – by 2024/25.	50
S60	St Michaels (Tenterden) Land at Pope House Farm	OL granted – 30 dwellings – 18/00759/AS RM application submitted 21/00682/AS	Outline planning permission granted. Reserved Matters application submitted in 2021 for 30 units – awaiting determination. No infrastructure or viability constraints to commencement of development. Site therefore considered deliverable in the five year period.	30

⁷ C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

Five Year Housing Land Supply 2021-2026

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
CG	Chilmington	Outline planning permission with part RM	The site is restricted to 400 dwellings until a bond is entered into for the funding to deliver A28 road improvements. Five year land supply therefore currently restricted to 400 dwellings. Should the bond be entered into and infrastructure constraint therefore removed, additional dwellings are deliverable within the five years. <i>*400 dwellings already counted in Table A3 and not duplicated here</i>	0
TOTAL OUTLINE PLANNING PERMISSION				713
Major allocations with no PP				
S1	Commercial Quarter (Tannery Lane)	Application submitted. 18/01168/AS	Planning Committee resolution to grant permission. Further consultation undertaken in July 2020. S106 Agreement pending and subject to Stodmarsh Mitigation. Expected to be granted by the end of 2021, with the developer's intentions to build out following that. Due to Stodmarsh mitigation - site is considered deliverable within years 4 & 5 of five year period.	244 STOD
S2	Land North East of Willesborough Road, Kennington	Hybrid application submitted. 19/00025/AS Outline application Approved 19/00834/AS (25 dwellings)	Hybrid Application for 725 dwellings (288 are Full App) – Resolution to grant (approved subject to S106) in May 2020. Separate Outline application for Orchard Farm area (25 dwellings) approved in 2020. Housing developer is ready to start on site following grant of planning permission and intends to provide Stodmarsh mitigation on-site. Completions therefore deliverable in the five years from year 3. Taking into account the Stodmarsh constraint and the proposed on-site mitigation, site preparation works and delivery rate of between 50-70 a year, on hybrid scheme plus 25 dwellings from Orchard Farm area, total five year delivery is expected to be around 190 dwellings	190 STOD

Five Year Housing Land Supply 2021-2026

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
			over years 3, 4 & 5.	
S3	Court Lodge	Outline planning application submitted 18/01822/AS	Progress being made to determination of outline planning application, and draft heads of terms. Site is intending to address Stodmarsh issue with on-site mitigation. Taking into account lead in times for sale of land, reserved matters application and site commencement; first completions expected in 24/25, with 130 completions in years 4 & 5.	130 STOD
S4	Land North of Steeds Lane and Magpie Hall Road	Outline planning application submitted 15/00856/AS	Outline planning application with planning committee resolution to grant, subject to S106 for 550 units. Site in ownership of two housebuilders and being forward in conjunction with site S5. RM scheme designed and pre-application advice sought.	130 STOD
S5	Land south of Pound Lane	Outline planning application submitted 15/00856/AS	Outline planning application with planning committee resolution to grant, subject to S106 for 550 units. Site in ownership of two housebuilders and being forward in conjunction with site S4. RM scheme designed and pre-application advice sought.	100 STOD
S8	Lower Queen's Road	Outline application submitted 21/00028/AS	Outline application submitted in 2021 for 157 dwellings. Taking into account the Stodmarsh constraint and potential phasing of scheme, the initial completions are considered deliverable during year 4 with a total of 110 of the 157 being delivered in the 5 year period.	110 STOD
S9	Kennard Way, Henwood	No PP	Site is available now, however delivery intentions of landowner are uncertain at this time, and no evidence of progress being made towards bringing site forward – Not counted in 5 year supply.	0 STOD
S10	Gasworks Lane	No PP	Site is available now with no constraints to development, however no progress has been made to submission or preparation of a planning application and the delivery intentions of landowner are uncertain at this time. Not counted in 5 year supply	0 STOD

Five Year Housing Land Supply 2021-2026

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
S11	Leacon Road	No PP	Viability and market interest for site uncertain, therefore deliverability uncertain at current time. Not counted in 5 year supply	0 STOD
S13	Former Ashford South School, Jemmett Road	No PP	Site is currently in use as a temporary school (Chilmington Primary) until late 2021, with landowner intending to market for residential at the earliest stage of 2022, with an application submitted by end of 2022. Start on site envisaged late 2023 with final completion in 2026. Confirmed by landowner in July 2021. Site adjacent which enables access – Former College (S12) - is complete in 2021. Whole site is deliverable in 5 year period counted in years 4 & 5.	110 STOD
S15	Finberry North West	No PP	Site not intended to be brought forward for development by the site owners within the five year period.	0 STOD
S19	Conningbrook Residential Phase 2	No PP	Progress is being made towards to submission of a planning application. Pre-application discussions have commenced. There are no land ownership, infrastructure delivery or viability constraints to the development. Taking into account lag times between the submission and determination of applications, sale of site, commencement and first completions, part of the site is considered deliverable during five year period.	120 STOD
S20	Eureka Park	No PP	Evidence of progress towards submitting outline planning application, pre-application work underway. Project team identified. Agent anticipates first completions in Yr 3, however considering time for outline application/reserved matters and any sale to house builders, first completions expected Yr 4. Submitted application for EIA screening in 2020 and Pre-application discussions ongoing in 2021.	130 STOD
S24	Tenterden Southern	No PP	Progress being made to submission of planning application for site. Phase 1 (Tent1a) is almost complete in 2021. No overriding	150

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Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
	Extension Phase B		constraints to delivery of development. Taking into account timescales for preparation and determining application and the sale of land, part of development is deliverable within the five year period.	
S30	Egerton - Land on New Road	Planning application submitted 20/01600/AS	Application has been submitted and being considered in 2021 with delivery to follow grant of permission and expected within 5 year period.	15
S32	Hamstreet – Land at Parker Farm	No PP Pre-application	Progress being made towards submission of planning application which is expected in 202. Landowner's intention for site to be built out by spring 2024.	10
S38	Smeeth – Land south of Church Road	Planning application submitted and resolved to be approved by planning committee – 18/01801/AS	Outline planning application has Planning Committee resolution to grant subject to S106 (being negotiated) and Stodmarsh Mitigation, with permission expected to be granted in 2021/22. Taking into account the Stodmarsh issue, the time period for sale of site, reserved matters permission, there is a reasonable prospect that the site is deliverable within the five years but in years 4 & 5.	35 STOD
S40	Woodchurch – Land at Front Road	No PP	Application 17/01913/AS disposed of undetermined on 3 rd July 2020. It is unclear at this time if/when a revised application will be submitted but there is reasonable prospect the site is deliverable within 5 years due to the size and location of the site in the rural area, and the previous planning application.	10
S45	Land South of Brockman's Lane, Bridgefield	OL submitted 19/01701/AS	Outline PP approved at committee in May 2020 (Subject to legal agreement and Stodmarsh Mitigation). Taking into account the time period for sale of site, reserved matters permission, there is a reasonable prospect that the site is deliverable within the five years but in years 4 & 5 due to Stodmarsh.	100 STOD

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Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
S46	Chart Road	Planning application submitted 19/01307/AS	Progress has been made in bringing the site forward, with submission of planning application having now been made in 2019 for a 75 bed care home and 7 residential dwellings (amended in 2021). There is evidenced demand and interest from Care Home providers to deliver scheme. Taking into account the time period for sale of site, and permission being granted, there is a reasonable prospect that the site is deliverable within the five years.	48 ⁸ 9
S51	Aldington – Land North of Church View	Planning application submitted 19/00895/AS	Progress has been made in bringing the site forward, with planning application submitted and resolved to grant subject to Stodmarsh mitigation. There is a reasonable prospect that the site is deliverable within the five years but in year 4, after Stodmarsh Mitigation.	6 STOD
S52	Aldington – Land South of Goldwell Court	Full Planning Application submitted – 20/00652/AS	Full Application received in May 2020. Taking into account the time period for sale of site, and permission being granted, there is a reasonable prospect that the site is deliverable within the five years.	11 STOD
S56	Chilham – Branch Road	Full application submitted – 19/00483/AS	Progress has been made with bringing this site forward, with a full planning application having been submitted and due to Planning Committee in August 2021. Site to be sold to a developer following grant of planning permission. No constraints to development coming forward. Site is considered deliverable within the five years.	10 STOD
S59	Mersham – Land at Rectory Close	No PP	There are no site ownership, viability or infrastructure constraints to the development coming forward. However, there has been no recent indication or communication with the developer/landowner that a	0 STOD

⁸ Based upon submitted planning application and using the ratio set out in the Housing Delivery Test Measurement Rule Book, for the C2 element.

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Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
			planning application is imminent. Site is therefore not currently considered deliverable within the five year period.	
S62	Woodchurch – Land at Appledore Road	Full application submitted – 21/00624/AS (33 dwellings)	Progress has been made in bringing the site forward, with full planning application for 33 units submitted and progress made towards determination in July 2021. Taking into account the time period for sale of site and build out rates, there is a reasonable prospect that the site is deliverable within the five years.	33
RNP2	Cornex	No PP	Site owners have no current intention to deliver site for housing, given existing garage business which is trading successfully. Site therefore currently not available for housing and therefore not considered deliverable.	0
RNP3	Redwood	No PP	Application was being prepared to be submitted following pre-app advice sought in February 2020. Taking into account the time period for sale of site and the grant of permission, there is a reasonable prospect that the site is deliverable within the five years.	5
TOTAL ALLOCATIONS WITH NO PLANNING PERMISSION				1687
TOTAL DELIVERABLE – ALLOCATIONS WITH OUTLINE OR NO PERMISSION - TABLE A4				2,400

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*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.38 – 3.52 of this report.

Table A5 Draft allocations (Neighbourhood Plans)

Neighbourhood Plan	Site Policy/Name	Current Planning status	Conclusions on land supply	Total 2021-2026
Charing	Parsons Mead/Burleigh Bungalow	No application submitted	Site allocated in draft Neighbourhood Plan for 48 dwellings. The site deliverability is currently unknown.	0
Charing	Land north west of Swan Street House, Charing Heath	OL granted – 18/00868/AS	Outline permission granted for 5 dwellings in June 2020. Site considered deliverable in the five year period.	5
Charing	Land adjacent to Crofters	No application submitted	Site allocated in draft Neighbourhood Plan for local needs housing.	0
Charing	Church Hill	No application submitted	Site allocated in draft Neighbourhood Plan for 5 dwellings.	0
Egerton	Land at Gale Field	Pre-application stages	Site allocated in draft Neighbourhood Plan (now at Reg 16 Submission Stage) for 6 – 11 local needs dwellings. Pre-application discussions have commenced with the Neighbourhood Plan Steering Group and potential Registered Provider for 8 local needs units. There is a reasonable prospect this will be delivered in 5 years.	8
Egerton	Orchard Nurseries	No application submitted	Site allocated in draft (Reg 16) Neighbourhood Plan for 8 dwellings.	0
			Total deliverable 2021-2026	13

Table A6 Major windfall sites with full planning permission

Application ID	Site name/ address	Current status	Net no. dwellings	# of dwellings (01/04/2021)			Deliverable Supply 2020/2025	Comments
				Not Started	Under construction	Completed		
Under Construction								
17/01118/AS 17/01118/AMN D/AS	Former Prince Albert	PP – UC	14	0	14	0	14	Site is under construction.
16/01758/AS	Woodchurch House, Brook Street, Woodchurch	PP - UC	12	0	12	0	12	C2 use (22 care suites) ¹⁰ . Site is under construction.
19/00340/AS	Tilden Gill, Tenterden	PP - UC	100	0	67	33	67	Site under construction, with 33 completions in 2020/21.
18/00262/AS	Land btn Ransley Oast & Greenside, Ashford Road, High Halden	PP - UC	43	20	0	23	20	Work commenced 1 July 2020, with 20 completions in 2020/21.
18/00938/AS	East Stour Court	PP - UC	-14	0	-14	0	-14	43 existing flats demolished. Net loss of 14 dwellings. Development under construction in 2020/21.
19/00516/AS	The Poplars	PP - UC	14	0	14	0	14	17 existing affordable houses demolished and replaced with 34 affordable dwellings. Net gain of 14 dwellings.
18/01508/AS	Recreation Ground btn	PP - UC	17	17	0	0	17	Full application for 17 affordable housing dwellings granted May 2020.

¹⁰ C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

Five Year Housing Land Supply 2021-2026

Application ID	Site name/ address	Current status	Net no. dwellings	# of dwellings (01/04/2021)			Deliverable Supply 2020/2025	Comments
				Not Started	Under construction	Completed		
	Halstow Way, and Noakes Meadow, Ashford							
TOTAL UNDER CONSTRUCTION							130	
Not Started								
19/01669/AS	Smallhythe House, Tenterden	PP – NS	53	53	0	0	53	Full application for the redevelopment to create 53 apartments granted July 2021.
18/00714/AS	Frith Business Centre	PP – NS	10	10	0	0	10	
16/00751/AS	Breton Court, Grange Road, Tenterden	PP - NS	11	11	0	0	11	C2 use (21 additional bedrooms).
18/00608/AS	Land East of Lantern House, St Stephens Walk, Ashford	PP – NS	15	15	0	0	15	C2 use (16 C2 bedrooms and 6 dwellings) ¹¹ .
TOTAL NOT STARTED							89	
TOTALS				73	93	0	219	

¹¹ C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

Table A6a Major windfalls with Outline permission/ Approved subject to S106 or approved subject to Stodmarsh Mitigation (as of 31 July 2021)

Site Name	Application Ref	Current Planning Status	Comments	Deliverable Supply 2021-26
Major Applications with Outline Consent only				
Delcroft, Shadoxhurst	18/00572/AS	Outline Application Approved	Outline application for 12 dwellings granted in July 2019. Reserved Matters application submitted June 2021 (21/01002/AS) Not included in deliverable calculations as it is an outline application only and will be subject to Stodmarsh.	0 STOD
Ashford Golf Complex, Bethersden	18/01592/AS	Outline Application Approved	Outline application for 10 dwellings granted August 2020. Reserved Matters application submitted June 2021 (21/01003/AS) Not included in deliverable calculations yet as it is an outline application, however, RM application now received	0
Lakeside Nursing Home, Hothfield	19/00921/AS	Outline Application Approved	Outline application for 40 self-contained extra-care units granted July 2021. Not included in deliverable calculations as it is an outline application.	0
Major Applications – Granted permission Subject to S106 and/or Stodmarsh Mitigation				
Northdown House	19/00766/AS	Full application – Resolved to Grant	Application had prior approval for 20 dwellings (16/01450/AS) which expired November 2019. This revised application, for 24 dwellings, was taken to Planning Committee and pending S106 agreement (which is drafted) and Stodmarsh Mitigation.	24 STOD

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Finberry – local centre	19/01232/AS	Outline application – Resolved to Grant	Mixed use scheme including 63 dwellings at Finberry. The application was taken to Planning Committee in May 2020 and is approved pending Stodmarsh Mitigation and S106. As an outline it is not considered deliverable within 5 year period.	0 STOD
Former B&Q (Homeplus)	19/01597/AS	Full application – Resolved to Grant	Full application submitted for 216 residential dwellings. The application was taken to Planning Committee in April 2021 and is approved subject to Stodmarsh Mitigation/S106. The developer is the ABC Property company who expect delivery on site as soon as Stodmarsh is resolved. It is therefore considered deliverable within 5 year period.	216 STOD
Thruxted Mill, Penny Pot Lane, Godmersham	17/01917/AS	Outline application Resolved to Grant	Application submitted for 20 dwellings and is pending S106 agreement and Stodmarsh Mitigation. Not included in deliverable calculations as it is an outline application	0 STOD
Bridge House, Chart Road, Ashford	19/01617/AS	Full application Resolved to Grant	Application submitted for 65 dwellings granted at June 2020 Planning committee and is pending S106 agreement which is agreed, subject to Stodmarsh Mitigation only. Therefore considered a realistic prospect this will come forward within the 5 year period.	65 STOD
Playing fields at Linden Grove Primary School	18/01861/AS	Outline application Resolved to Grant	Application for 205 dwellings and 64-bed Extra Care (240 equiv based on C2) housing approved at July 2020 Planning committee pending S106 agreement and Stodmarsh Mitigation. As an outline application, this is not included in deliverable calculations.	0 STOD
London Beach Golf Club	19/01206/AS	Full Application Resolved to Grant	Full application submitted for 12 retirement flats in August 2019. The application was taken to Planning Committee in October 2020 and is pending S106 agreement only.	12

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Land north of Farley Close, Woodchurch Road, Shadoxhurst	19/01679/AS	Full application Resolved to Grant	Application submitted for 22 dwellings was taken to Planning Committee in January 2021 and is approved subject to Stodmarsh Mitigation only. S106 has been drafted. Therefore is considered deliverable within the 5 year period.	22 STOD
The Gables, Mock Lane, Great Chart	18/01550/AS	Full application Resolved to Grant	Application submitted for 39 dwellings was approved at Planning Committee in August 2020 and is pending S106 agreement which is in draft format, and Stodmarsh Mitigation.	39 STOD
			TOTAL DELIVERABLE 2021-26	
Sub-total Units on applications listed				741
Total deliverable in 5 year period				378

Table A7 Further potential major windfalls - without planning permission (as of 31 July 2021)

Site Name	Reference	Current Planning status 31/07/2021	Comments	Potential Deliverable Supply 2021-2026
Part A - WINDFALLS – Applications submitted – awaiting decision (Majors only)				
Mabledon Avenue, Ashford	21/00750/AS	Full application submitted	Application for 20 dwellings submitted in April 2021.	20 STOD
Oakleigh House, Ashford	21/01250/AS	Full application submitted	Application for the redevelopment of Oakleigh House Sheltered Housing submitted July 2021. Net gain of 26 dwellings.	26 STOD
Land NE of Toke Farm – Great Chart	18/00748/AS	Full application submitted	Full application submitted for 14 dwellings in May 2018. Scheme to be amended and reduced to 12 dwellings.	12 STOD
Swanton House, Ashford	20/00711/AS	Full application submitted	Application submitted in June 2020 for 34 apartments.	34 STOD
High Tree Lodge Challock	20/00184/AS	Full Application submitted	Full application submitted for 24 dwellings (demolition of 1 dwelling) in February 2020. Not constrained by Stodmarsh so reasonable prospect it will be delivered within 5 year period.	24
Repton Park – Parcel 38	20/00408/AS	Full Application Submitted	Full application for 39 dwellings submitted in March 2020.	39 STOD
Land between Bourne House and Summerhill Cottages, High Halden	21/00927/AS	Outline application submitted	Outline planning application (to consider access) for the erection of up to 28 dwellings together with all necessary infrastructure awaiting determination	28
Little Dawbourne St.Michaels	21/00986/AS	Full Application submitted	Demolition of the existing properties and the construction of a 64 bedroom care home (C2 Use Class – equivalent to 35 dwellings) with associated parking and development.	35

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Blue Barn Equestrian Centre, Blue Barn Farm, Ashford Road, Great Chart	21/01067/AS and 21/01335/AS	Outline Applications submitted	<ol style="list-style-type: none"> 1. Outline planning application with all matters reserved for future consideration for the redevelopment of previously developed land and the construction of a mixed-use development comprising 40 dwellings 2. Outline planning application with all matters reserved for future consideration, for the redevelopment of previously developed land (brownfield) and the construction of a mixed-use development comprising 25 dwellings 	65
Land west of Viaduct Terrace, Warehorne Road, Warehorne	21/01135/AS	Full application submitted	Erection of 6 dwellings and one block of 6 apartments	12
Oakleigh House, Watercress Lane, Ashford	21/01250/AS	Full application submitted	The demolition of Oakleigh House Sheltered Housing and the residential block on the corner of Beaver Lane and Watercress Lane to provide 54 apartments for Independent Living for Older People and 13 apartments for Adults with Learning Disabilities	37 ¹²
Sub-total				332
Part B - WINDFALLS – Pre-application or initial planning stage (Majors only)				
Repton Park – Parcels 10a	19/00057/INF	Pre-application advice sought	Additional parcel available for residential development at Repton Park/Formal Barracks 15 dwellings. Not counted in supply at this stage	15
Vicarage Lane.	N/A	Plans underway	Ashford Borough Council has appointed specialist developer, Milligan, to help deliver the ambitious Vicarage Lane town centre redevelopment project. The scheme, which includes the former Mecca bingo hall in the Lower High Street, is a proposed mixed use development, aiming to deliver 230 quality homes, cultural and performance space, food and drink outlets	230

¹² C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

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			and workspace. Not counted in supply at this stage	
Land south of 11 Butt Field Road, Singleton	21/00119/PRE	Pre-application	Site was previously allocated in the Urban Sites DPD and has an expired outline and RM consent for 12 units (2017). Pre-application advice has recently been sought for a revised scheme of around 10 units.	10
Sub-total				587
TOTAL (Counted as evidence of future windfalls – Year 4 & 5*)				300

*Note that sites in table A7 above are not specifically counted in the 5 year supply, but are considered supporting evidence of future expected windfalls of 300 homes in years 4 & 5.

Table A8 Minor windfall permissions

Key: NS = Not Started, UC = Under Construction, CP = Complete, FL = Full Application, OA = Outline Application, RM = Reserved Matters, COU = Change of Use

Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
Windfalls with previous completions							
14/01303/AS	Land rear of Crossways, Canterbury Road, Challock	FL	UC	0	2	0	2
18/00569/AS	Little Hookstead Farm, Hookstead, High Halden, Ashford, Kent,	COU	UC	0	2	2	2
18/01672/AS	Lime Kiln Farm, Tilden Chapel Lane, Smarden, Ashford	COU	UC	0	1	1	1
19/00941/AS 19/00941/AM01/A S 20/01212/AS	Peniel, Bethersden Road, Smarden, Ashford, Kent	FL	UC	0	2	-1	2
Sub-total				0	7	2	7
Replacement dwellings with net additional gain							
19/00752/AS	Blackbarn Farm, Poplar Road, Wittersham, Tenterden	FL	NS	-1	0	0	-1
17/00663/AS	Little Burton Farm House, George Williams Way, Kennington, Ashford, Kent,	FL	NS	2	0	0	2
16/00598/AS	Little Orchards, Ashford Road, St Michaels, Tenterden, Kent	FL	NS	8	0	0	8
18/00972/AS	6A High Street, Tenterden, Kent	FL	NS	-1	0	0	-1
18/00486/AS	Bali Hai, Charing Hill, Charing, Ashford, Kent,	FL	NS	1	0	0	1
19/00160/AS	The Flat, 11 Grange Road, Tenterden, Kent	FL	NS	1	0	0	1
19/01785/AS	Eleven Acre Shaw, Redbrook Street, Woodchurch, Kent	FL	NS	3	0	0	3
19/00445/AS	Millgarth, The Hill, Charing, Ashford, Kent	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/01312/AS	Little Acorns, Green Lane, Challock, Ashford, Kent	OA	NS	1	0	0	1
19/00510/AS 21/00407/AS	135 Tally Ho Road, Shadoxhurst, Ashford, Kent	FL	UC	2	0	0	2
19/00841/AS	Harwood House, Oxenturn Road, Wye, Kent	FL	NS	-1	0	0	-1
16/01402/AS	Casa Amica and Ripleys Auto Spares Ltd, Brisley Lane, Bilsington, Ashford, Kent	OA	NS	6	0	0	6
20/00799/AS 20/00799/AM01/AS 20/00799/AMND/AS 20/00799/AM02/AS	Sun Patch, The Street, Egerton, Ashford, Kent	FL	NS	1	0	0	1
Sub-total				23	0	0	23
Windfalls all other							
17/00512/AS	18 School Road, Charing, Ashford, Kent	FL	UC	0	1	0	1
17/00058/AS	Agricultural Barn at Marten Farm, Martens Lane, High Halden	COU	NS	1	0	0	1
18/01862/AS	Wedlock Farm, Harbourne Lane, High Halden, Ashford, Kent	COU	NS	1	0	0	1
17/01919/AS	Barn opposite Orchards, Pested Lane, Challock, Kent	FL	NS	1	0	0	1
19/01692/AS	Fredsland Farm, Elvey Lane, Pluckley, Ashford,	COU	NS	2	0	0	2
17/00910/AS	Agricultural building 450 metres south east of Newlands Stud, Newlands Road, Charing, Kent	COU	UC	0	2	0	2
17/01530/AS	Bottle Farm, Hart Hill, Charing, Ashford,	FL	NS	1	0	0	1
18/01262/AS	Land North West and Adjacent to Hollydene, Buck Street, Challock	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
16/01623/AS	24A Bank Street, Ashford, Kent	FL	UC	0	3	0	3
19/00506/AS	Balcony Farm, Haycross Lane, Woodchurch, Ashford, Kent	COU	NS	5	0	0	5
16/00053/AS; 19/00933/AS (re-submission)	Cranwell House, The Forstal, Church Road, Mersham, Ashford	OA	NS	1	0	0	1
20/00560/AS	225 Faversham Road, Kennington, Kent	FL	NS	2	0	0	2
17/00172/AS 21/00292/AS	Buildings and Yard opposite Laurenden, Cranbrook Road, Tenterden, Kent	FL	NS	3	0	0	3
16/01531/AS; 16/01531/AM01/AS	Land N of Bagham Road and SW of Berry House Lodge, Mulberry Hill, Chilham	FL	UC	0	2	0	2
21/00165/AS	Plot 2, Former Ingleden Park Riding Centre, Swain Road, Tenterden, Kent	FL	NS	1	0	0	1
20/01226/AS	Plot 1 at the former Ingleden Park Riding Centre, Swain Road, Tenterden, Kent	FL	UC	1	0	0	1
20/00513/AS 20/00513/AMND/AS	North Barn, Kenardington Road, Warehorne, Ashford, Kent	FL	NS	1	0	0	1
18/00961/AS	Jennings Farm, Charing Road, Pluckley, Ashford, Kent,	FL	NS	1	0	0	1
17/00066/AS	Agricultural Building, Park Farm, Frittenden Road, Biddenden, Kent	COU	NS	1	0	0	1
16/01258/AS, 18/00094/AS	Mainey Farm, Pluckley Road, Maltmans Hill, Smarden	COU	UC	0	1	0	1
20/00322/AS	Noakes Farm, Ash Hill, Ruckinge, Ashford, Kent	FL	UC	0	5	0	5
17/01916/AS	2 Hamilton Road, Willesborough, Ashford, Kent	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/01739/AS	New Langley Farm, Bethersden Road, Smarden, Ashford, Kent	FL	NS	1	0	0	1
18/00465/AS	Land between Beechwood Farm and London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent	FL	NS	4	0	0	4
20/00082/AS	Barn at, Spot House Farm, Warehorne Road, Warehorne, Kent	COU	NS	1	0	0	1
17/01699/AS	Cranwell House, The Forstal, Church Road, Mersham, Ashford	FL	UC	0	2	0	2
19/00239/AS	Beacon Oaks, Coldblow, Woodchurch, Ashford	COU	UC	0	1	0	1
17/00421/AS	34 Breadlands Road, Willesborough, Ashford, Kent	FL	NS	1	0	0	1
14/01529/AS, 18/00099/AS	Land rear of 16 High Street, Tenterden	FL	NS	2	0	0	2
15/00693/AS	The Barn at Goldwell Manor, Ninn Lane, Great Chart	FL	NS	1	0	0	1
19/01787/AS	Roughlands Farm House, Lewd Lane, Smarden, Ashford	COU	UC	0	1	0	1
16/01200/AS	Frith Farm, Coopers Lane, Aldington Frith, Aldington, Ashford	COU	NS	3	0	0	3
17/01177/AS	35 Canterbury Road, Ashford, Kent	FL	NS	1	0	0	1
16/00893/AS	Squires, Olantigh Road, Wye, Ashford, Kent	FL	NS	4	0	0	4
17/00925/AS	Ashford Hospital N H S Trust, Kings Avenue, Ashford, Kent,	FL	UC	0	4	0	4
17/01470/AS	Agricultural Building east of Oaktree Cottage, Manor Pound Lane, Brabourne, Kent	COU	NS	1	0	0	1
16/00649/AS	Bank Chambers, 1 Bank Street, Ashford	FL	NS	4	0	0	4

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
16/00375/AS	Sandhurst Farm, Bethersden Road, Smarden, Ashford, Kent	COU	UC	0	1	0	1
16/00835/AS	Little Court, Maytham Road, Rolvenden, Cranbrook, Kent	FL	NS	1	0	0	1
17/01307/AS	Burton, 74-76 High Street, Ashford	FL	NS	2	0	0	2
19/00798/AS	Orchard Barn, Gribble Bridge Lane, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
19/01364/AS; 19/01364/AMND/ AS	Agricultural Building at, Great Batchelors Lodge, Sissinghurst Road, Biddenden, Kent	FL	UC	0	1	0	1
20/00062/AS	Golden Wood Farm, Brisley Lane, Ruckinge, Ashford, Kent,	COU	NS	1	0	0	1
18/01531/AS	Land rear of Millgarth, The Hill, Charing, Kent	FL	NS	5	0	0	5
17/01084/AS	London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent	FL	NS	5	0	0	5
16/00111/AS	Mercers of Tenterden, Station Road, Tenterden	FL	UC	0	5	0	5
17/00438/AS 17/01226/AS 20/00565/AS	Part garden land of 5, Grosvenor Road, Kennington, Kent	FL	UC	0	1	0	1
16/00806/AS, 17/00321/AS, 19/01442/AS	Proposed new dwelling south of 30, Longbridge, Willesborough, Kent	FL	NS	1	0	0	1
16/00644/AS	Conley Farm Barn, Bulltown Lane, Brabourne	COU	UC	0	1	0	1
19/00187/AS	Dashmonden Farm, High Halden Road, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
17/00244/AS	Land to the rear and north of The Old Surgery, The Street, Appledore, Kent	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/01411/AS; 19/01411/AMND/ AS	Pinnock Yard, The Pinnock, Pluckley	FL	NS	4	0	0	4
17/01068/AS	Oakfield Barn, Church Hill, Charing, Ashford	FL	NS	1	0	0	1
11/01478/AS, 15/01154/AS	Southfield, Southfield Lane, Charing, Ashford, Kent	FL	UC	0	1	0	1
17/01840/AS	Wyecycle Ltd, Former Naccolt Brickworks, Naccolt, Brook, Ashford,	FL	NS	8	0	0	8
17/00097/AS	Stonelees, Laws Lane, Mersham, Ashford, Kent	COU	NS	1	0	0	1
17/01709/AS	Barn at, Guy House, River Hall Lane, Biddenden, Kent	FL	UC	0	1	0	1
20/01206/AS 21/00427/AS	Agricultural Building known as Tyler Barn, Old Harrow Farm, Link Hill Lane, Egerton, Kent	FL	UC	0	1	0	1
17/01772/AS	Office Building at, Ford Mill, The Street, Little Chart, Ashford, Kent,	COU	NS	1	0	0	1
16/01587/AS	Sabah House, Harbourne Lane, High Halden, Ashford, Kent	COU	NS	1	0	0	1
16/01483/AS, 16/01484/AS	Mobile Cottage, 3 Middle Row, High Street, Ashford	FL	UC	0	1	0	1
18/01625/AS	Braehead, 198 Sandhurst Lane, Boughton Aluph, Ashford, Kent,	RM	UC	0	1	0	1
19/00574/AS 19/00574/AMND/ AS	Brook Baptist Chapel, The Street, Brook, Ashford	FL	UC	0	1	0	1
17/00522/AS	The Bothy, 9 Church Hill, Chilham, Canterbury	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/01766/AS; 19/01766/AMND/ AS	Land rear of Manorwood House, Woodchurch Road, Shadoxhurst, Kent	FL	NS	1	0	0	1
17/01211/AS	Walnut Tree Farm, Church Road, Smeeth, Ashford, Kent	COU	NS	1	0	0	1
17/00770/AS	Stafford Farm, Moons Green, Wittersham, Tenterden	RM	NS	1	0	0	1
17/01713/AS	The Surgery, Goldwell Close, Aldington, Ashford, Kent,	FL	NS	1	0	0	1
16/01290/AS	W S Pardons Ltd, Station Road, Tenterden	COU	NS	2	0	0	2
17/01508/AS	Land south east of Viaduct Terrace and rear of Whispers, Warehorne Road, Warehorne, Kent	FL	UC	0	1	0	1
17/01854/AS	Agricultural Building at, Townland Farm, High Halden Road, Biddenden, Kent	COU	NS	1	0	0	1
17/01581/AS 17/0 1581/AMND/AS 17/01581/AM01/A S	23 Tufton Street, Ashford, Kent,	FL	UC	0	9	0	9
18/00151/AS	Little Crampton Farm, High Halden Road, Biddenden, Ashford, Kent	COU	NS	1	0	0	1
20/00506/AS	Barn at, Dashmonden Farm, High Halden Road, Biddenden, Kent	FL	NS	1	0	0	1
17/01884/AS	Cherry Farm, Rose Lane, Lenham, Maidstone, Kent,	COU	NS	2	0	0	2
18/00270/AS	Goldwell Court, Goldwell Lane, Aldington, Kent	COU	NS	2	0	0	2
17/00950/AS; 17/00950/AMND/ AS	Land to rear of 96A, Kingsnorth Road, Ashford, Kent	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/00119/AS, 18/01650/AS	15 Canterbury Road, Ashford, Kent	FL	NS	1	0	0	1
19/00288/AS; 19/00289/AS	Stable Block at, Wytherling Court, Withersdane Lane, Molash, Kent	FL	NS	1	0	0	1
18/00495/AS	Magee Gammon, 19 North Street, Ashford	COU	NS	4	0	0	4
18/00152/AS	Upper Bilham House, Cheesemans Green Lane, Mersham, Ashford, Kent	COU	NS	2	0	0	2
19/01299/AS	Silver Birches, Tenterden Road, Biddenden, Ashford, Kent,	FL	NS	1	0	0	1
19/00525/AS	Land adjacent to Old Corn Store, Pluckley Road, Charing, Kent	RM	UC	0	3	0	3
17/00865/AS	Charing Motors Ltd, Northdown Service Station, Maidstone Road, Charing, Ashford, Kent,	FL	NS	3	0	0	3
18/00471/AS; 18/00471/AMND/AS	Springfield Farm, Charing Heath Road, Charing, Ashford, Kent,	FL	NS	1	0	0	1
18/00800/AS	Medhurst Farm, Fosten Lane, Biddenden, Ashford, Kent,	COU	NS	1	0	0	1
18/00760/AS	Former Kennels Site, Wye Road, Wye	FL	UC	0	1	0	1
18/00191/AS	Land to the rear of The Red Lion Public House, Egerton Road, Charing, Kent	FL	UC	0	5	0	5
18/00801/AS	27-27A Bank Street, Ashford, Kent,	COU	NS	5	0	0	5
17/01927/AS	Ellison Court, Sissinghurst Road, Biddenden, Ashford, Kent,	FL	NS	2	0	0	2
18/00875/AS	Barn at, Maid Morton, Hythe Road, Smeeth, Kent	COU	NS	1	0	0	1
19/00849/AS	Pullen Barn Farm, Headcorn Road, Biddenden, Ashford, Kent	FL	NS	2	0	0	2

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/00459/AS	Buss Farm, Tuesnood Lane, Bethersden, Ashford, Kent	FL	NS	3	0	0	3
18/00954/AS	Bridge Farm, Church Road, Warehorne, Ashford, Kent, (PART SUPERSEDED BY 19/01399/AS)	Cert. of Lawful Use or Dev (prop)	NS	1	0	0	1
18/00978/AS	Unit 2, Wissenden Corner, Wissenden Lane, Bethersden, Ashford, Kent,	COU	NS	3	0	0	3
18/01052/AS	Little Omenden Farm, Biddenden, Ashford	COU	NS	1	0	0	1
18/00381/AS 20/01721/AS 21/00232/AS	1 The Street, Appledore, Ashford, Kent,	FL	UC	0	4	0	4
18/01129/AS	Willow Cott Farm, Brook Street, Woodchurch, Ashford, Kent,	COU	NS	1	0	0	1
18/00745/AS	Garden Land east of 18, Clynton Way, Ashford, Kent	FL	UC	0	1	0	1
18/01258/AS	Burscombe Farmhouse, Coach Road, Egerton, Ashford, Kent	COU	NS	3	0	0	3
18/01048/AS	Agricultural buildings at New House Farm, Gribble Bridge Lane, Biddenden, Kent	COU	UC	0	1	0	1
17/00538/AS	Former site of Precinct 13, Ashford Road, High Halden, Ashford, Kent	FL	NS	9	0	0	9
18/00551/AS	Land between the Pig and Whistle Farmhouse and Minden Cottage, Ashford Road, Great Chart, Kent	FL	NS	6	0	0	6
20/00192/AS	Ibornden Farm, Frittenden Road, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
19/01722/AS	Crossways, Canterbury Road, Challock	FL	UC	0	1	0	1
18/01094/AS; 20/00070/AS	Heronden, Smallhythe Road, Tenterden, Kent	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/00679/AS	Land at 3 Brickfield Cottage, Harville Road, Wye, Kent	FL	NS	1	0	0	1
18/01484/AS	Jennings Farm, Charing Road, Pluckley, Ashford, Kent,	COU	NS	2	0	0	2
18/01431/AS	Land at St Michaels Place, Grange Road, Tenterden, Kent	FL	NS	1	0	0	1
18/01388/AS	16A Bank Street, Ashford, Kent	FL	NS	1	0	0	1
18/01141/AS; 21/00508/AS	Land rear of Stephendale, Ashford Road, St Michaels, Tenterden, Kent	FL	NS	1	0	0	1
17/01801/AS	Tenterden Car Wash, Recreation Ground Road, Tenterden, Kent	FL	UC	0	6	0	6
18/01555/AS	Skidd Farm, Stone Hill Road, Egerton, Kent	COU	NS	3	0	0	3
18/01360/AS	Top to Tail, 272 Faversham Road, Kennington, Ashford, Kent	FL	NS	1	0	0	1
18/00976/AS	Bower Farm, Bower Road, Mersham, Ashford, Kent,	FL	UC	0	5	0	5
18/01011/AS	Brook Farm Barn, Brook Street, Woodchurch, Ashford, Kent	FL	UC	0	1	0	1
18/00902/AS	The Coach House Clinic, 155A High Street, Tenterden, Kent,	FL	NS	1	0	0	1
18/01637/AS; 20/00074/AS	Ashburnham House, Ashford Road, St Michaels, Tenterden, Kent,	FL	UC	0	2	0	2
18/01472/AS	New Street Farm, Chilmington Green Road, Great Chart, Ashford, Kent	FL	NS	2	0	0	2
20/00290/AS	Former Pig Research Unit, Amage Road, Wye	FL	UC	0	1	0	1
18/00809/AS	Gardeners House, Faversham Road, Boughton Aluph, Ashford, Kent,	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
17/01694/AS, 17/01695/AS	Chilham Water Mill, Ashford Road, Chilham, Canterbury, Kent CT4 8EE	FL	NS	3	0	0	3
19/01603/AS	Agricultural Barn at, The Farriers, Mundy Bois Road, Egerton, Kent	FL	NS	1	0	0	1
18/01505/AS	Part of garden north of Poplar Farm House, Poplar Road, Wittersham	FL	NS	1	0	0	1
18/01249/AS	Little Pottery Farm, Naccolt, Brook, Ashford	FL	UC	0	1	0	1
18/01836/AS	Rear gardens of 23 and 25, Windmill Close, Willesborough	FL	UC	0	2	0	2
19/00535/AS	Beult Cottage, Ashford Road, Bethersden, Ashford	FL	UC	0	1	0	1
18/01566/AS 18/01566/AMND/ AS	Land between Paddock Rise and Rock Cottage, Canterbury Road, Challock, Kent	FL	NS	1	0	0	1
19/00313/AS	Nimrod Farm, Ongley Lane, Biddenden, Ashford, Kent,	FL	UC	0	1	0	1
19/00455/AS 21/00145/AS	Land West of Hofee, Frensham Road, Rolvenden, Kent	RM	NS	1	0	0	1
18/01095/AS	Land 20m East of Kingsnorth Stores, Church Hill, Kingsnorth, Kent	FL	NS	1	0	0	1
18/01813/AS	39 North Street, Ashford	FL	NS	3	0	0	3
18/00260/AS	Land to the east of, 9 Appledore Road, Woodchurch, Kent	FL	NS	1	0	0	1
19/00039/AS	Brookside House, Canterbury Road, Kennington, Ashford, Kent	FL	NS	1	0	0	1
19/00842/AS	Plot 1, Former Wye College Pig Unit, Amage Road, Wye	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/01024/AS	Land south of Viaduct Terrace and adjacent to railway line, Warehorne Road, Hamstreet, Kent	FL	UC	0	3	0	3
18/00529/AS 18/00556/AS	Star Farmhouse, Wissenden Green, Bethersden, Ashford, Kent	FL	NS	1	0	0	1
19/00076/AS 19/00572/AS	30-32 High Street, Wye, Ashford, Kent	FL	UC	0	6	0	6
19/00168/AS	Agricultural building 450 metres south east of Newlands Stud, Newlands Road, Charing, Kent	COU	NS	2	0	0	2
19/00137/AS	Middle Barn at, Castweazle Farm, Fosten Lane, Biddenden, Kent	COU	NS	1	0	0	1
20/00913/AS	Agricultural Building, Wanden Farm, Wanden Lane, Egerton, Kent	FL	NS	2	0	0	2
18/01651/AS	Pathside, Canterbury Road, Charing, Ashford, Kent	FL	NS	1	0	0	1
18/01846/AS	The Verdo, Staple Lees, Hastingleigh, Ashford, Kent	FL	UC	0	1	0	1
19/00291/AS	Agricultural Barn at, Hans Farm, Kitsbridge Lane, Ruckinge, Kent	COU	ns	1	0	0	1
18/00681/AS	Land at the rear of Halbrook House, Pluckley Road, Charing, Kent	FL	NS	1	0	0	1
19/00265/AS	Bond Farm, Bond Lane, Kingsnorth, Ashford	COU	NS	2	0	0	2
19/00125/AS	The Lodge, Willesborough Road, Kennington, Ashford, Kent	FL	NS	1	0	0	1
18/01248/AS	The Mews, Ingleden Park, Swain Road, Tenterden, Kent	FL	NS	1	0	0	1
20/00975/AS	Land adjacent to, Well House, 4 Court Lodge Road, Appledore, Kent	FL	NS	5	0	0	5

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/00394/AS	Land adjacent Bridleway, Mill Lane, Kennington, Kent	FL	NS	1	0	0	1
18/00065/AS	37 Sparkeswood Avenue, Rolvenden, Cranbrook, Kent	FL	NS	1	0	0	1
19/00498/AS	Land abutting 2 Fir Court, Hythe Road, Willesborough, Ashford, Kent	FL	NS	1	0	0	1
19/00311/AS	2 Common Way, Hothfield, Ashford, Kent	FL	NS	1	0	0	1
18/01855/AS; 18/01856/AS	Quarrington Oast House, Quarrington Farm, Quarrington Lane, Brabourne, Kent	FL	NS	2	0	0	2
19/00601/AS	10 Eggringe, Singleton, Ashford	FL	NS	1	0	0	1
19/00592/AS	Agricultural building and land north of Coggers Cottage Boldshaves Oast House, Frogs Hole Lane, Woodchurch	COU	NS	1	0	0	1
19/00374/AS	Kew House, Buck Street, Challock, Ashford	FL	NS	1	0	0	1
19/01544/AS	The Nursery, The Street, Hothfield, Ashford, Kent	FL	NS	1	0	0	1
19/00622/AS	Land at 16, Orion Way, Willesborough	FL	NS	1	0	0	1
19/00449/AS; 19/00449/AMND/ AS; 21/00544/AS 19/00449/AM01/A S	First and second floors, 108-110 High Street, Ashford	FL	UC	0	4	0	4
19/00344/AS	Barn B, New Langley Farm Buildings, Bethersden Road, Smarden, Kent	FL	NS	1	0	0	1
19/00249/AS	Gardeners House, Faversham Road, Boughton Aluph, Ashford, Kent	FL	UC	0	1	0	1
19/00441/AS	Land southeast of 1 Wilkinson Close, Ashford Road, Charing, Kent	FL	NS	4	0	0	4

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/00627/AS; 19/01754/AS	Land adjoining The Beeches known as Trebyan, Blackwall Road, Wittersham, Kent	FL	NS	1	0	0	1
19/00628/AS	Land adjoining The Beeches known as Trebyan, Blackwall Road, Wittersham, Kent	FL	NS	1	0	0	1
19/00630/AS	99 Godinton Road, Ashford, Kent	FL	UC	0	1	0	1
19/01618/AS	Old Dairy Cottage, Pook Lane, Biddenden, Ashford, Kent	FL	NS	2	0	0	2
18/00022/AS	Park House Farm, Westwell Lane, Westwell, Ashford, Kent	FL	UC	0	2	0	2
20/00049/AS	Madrona Nursery, Pluckley Road, Bethersden, Ashford	FL	NS	2	0	0	2
19/00677/AS	Larkfield, Maidstone Road, Charing, Ashford, Kent	FL	UC	0	1	0	1
18/01247/AS	Elite, Hornash Lane, Shadoxhurst, Ashford, Kent	OA	NS	5	0	0	5
19/00898/AS	Building A, Podkin Farm House, High Halden Road, Biddenden, Kent	COU	NS	1	0	0	1
19/00900/AS	Building B, Podkin Farm House, High Halden Road, Biddenden, Kent	COU	NS	1	0	0	1
19/00794/AS	Kings Wood View, Buck Street, Challock, Ashford	FL	NS	1	0	0	1
19/00547/AS	Land north west of Hampton Farm formerly Hampton Manor, Hampton Lane, Brabourne, Kent	FL	NS	1	0	0	1
19/00635/AS	Land between Blue Anchor and Danehurst, Hamstreet Road, Ruckinge, Kent	FL	UC	0	3	0	3
19/00600/AS	Green Hedges, Beacon Oak Road, Tenterden, Kent	FL	NS	4	0	0	4

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/00440/AS	Hunt Street Farm Cottage, Hunt Street, Crundale, Canterbury	FL	NS	1	0	0	1
19/00314/AS	10-12 Olantigh Road, Wye, Ashford, Kent	FL	NS	2	0	0	2
19/00684/AS	Rainbow Chinese Restaurant and Takeaway, Ashford Road, Charing, Ashford, Kent	FL	NS	1	0	0	1
19/00938/AS	Land East of 15, Cot Lane, Biddenden, Kent	FL	NS	1	0	0	1
19/00360/AS	Frogshole Farm, Sissinghurst Road, Biddenden, Ashford, Kent	FL	UC	0	1	0	1
19/00988/AS	Barn 1, Court Lodge Farm, Church Lane, Hamstreet, Kent	COU	NS	0	0	0	0
19/00989/AS	Barn 2, Court Lodge Farm, Church Lane, Hamstreet, Kent	COU	NS	0	0	0	0
19/00987/AS 21/00160/AS	Land to the south west of Elm Tree Garage, Ashford Road, High Halden, Kent	FL	UC	0	1	0	1
19/00106/AS	The Dairy, Gilham Farm, Smarden, Ashford	FL	NS	1	0	0	1
19/00776/AS; 19/00776/AMND/ AS	Land west of Viaduct Terrace, Warehorne Road, Warehorne, Kent	FL	UC	0	8	0	8
19/01225/AS	1 Jireh House, Ashford Road, St Michaels, Tenterden, Kent	FL	UC	0	1	0	1
19/01178/AS	6 The Street, Appledore, Ashford, Kent	FL	NS	1	0	0	1
19/01183/AS	6 Hillbrow Road, Ashford, Kent	FL	NS	1	0	0	1
19/01148/AS	Agricultural Building at, Townland Farm, High Halden Road, Biddenden, Kent	FL	UC	0	1	0	1
19/00577/AS	72 The Street, Kennington, Kent	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/01118/AS; 19/01118/AMND/ AS	Land south west of The Old Corn Store, Pluckley Road, Charing, Kent	RM	UC	0	1	0	1
19/01306/AS	Eggscentricity Ranch, Pluckley Road, Smarden, Ashford, Kent	FL	NS	1	0	0	1
21/00217/AS 21/00723/AS	Part of garden at, Four Acres, Shawlands Lane, High Halden, Kent	RM	NS	1	0	0	1
19/01322/AS	Tutt Hill Farm, Westwell Lane, Westwell, Ashford, Kent,	COU	NS	1	0	0	1
19/01742/AS; 19/01742/AMND/ AS	Former Pig Research Unit, Amage Road, Wye	FL	UC	0	1	0	1
19/01452/AS	Ritoweg Farm, Headcorn Road, Smarden, Ashford, Kent	COU	NS	2	0	0	2
19/00224/AS; 19/00225/AS	The Collection Ashford, 2 North Street, Ashford	FL	NS	6	0	0	6
19/01492/AS	Stonebridgelands, Front Road, Woodchurch, Ashford	RM	NS	1	0	0	1
19/01399/AS	Barn 3, Bridge Farm, Church Road, Warehorne, Kent	COU	NS	2	0	0	2
19/01302/AS	2 Bramble Villas, Bramble Lane, Wye, Ashford, Kent	FL	NS	1	0	0	1
19/01416/AS	Barn at Philpotts, Smallhythe Road, Tenterden, Kent	COU	NS	1	0	0	1
19/00321/AS	80 The Street, Willesborough, Ashford, Kent	FL	NS	1	0	0	1
19/01519/AS	Little Chambers Green Farm, Dowle Street Road, Pluckley, Ashford, Kent	COU	NS	2	0	0	2
19/01646/AS	Building A, New Barn Farm, Ashford Road, High Halden, Kent	COU	NS	2	0	0	2

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				NS	UC	CP	
19/01647/AS	New Barn Farm, Ashford Road, High Halden, Ashford, Kent	COU	NS	3	0	0	3
19/01651/AS	New Barn Farm, Ashford Road, High Halden, Ashford, Kent, TN26 3EH	COU	NS	3	0	0	3
19/01652/AS	Building B, New Barn Farm, Ashford Road, High Halden, Kent	COU	NS	2	0	0	2
19/01590/AS	Agricultural Building south of Coombe Lands, Redbrook Street, High Halden	COU	NS	1	0	0	1
19/01629/AS	Barn 1, North Court Farm, Lower Lees Road, Chilham, Kent	COU	NS	1	0	0	1
19/01630/AS	Barn 2, North Court Farm, Lower Lees Road, Chilham, Kent	COU	NS	1	0	0	1
19/01462/AS 19/01463/AS	4 West Cross, Tenterden, Kent	FL	UC	0	2	0	2
19/01422/AS	Land north east of Leacon Farm, Leacon Lane, Charing, Kent	RM	UC	0	1	0	1
18/01016/AS	Land north of Fairlawn, Blind Lane, Mersham, Kent	FL	NS	7	0	0	7
18/00574/AS	Swan Inn, 19 Tufton Street, Ashford, Kent	FL	NS	3	0	0	3
19/01739/AS; 20/00562/AS; 20/00557/AS	Little Omenden Farm, Biddenden, Ashford	FL	NS	1	0	0	1
19/01622/AS	Land rear of 44 and 46, Earlsworth Road, Willesborough, Kent	FL	NS	1	0	0	1
19/01710/AS; 20/00498/AS	Capel Lodge, Newlands Stud, Newlands Road, Charing, Ashford, Kent	FL	UC	0	1	0	1
19/01786/AS	Cott Farm, Cot Lane, Biddenden, Ashford, Kent	COU	NS	1	0	0	1

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				NS	UC	CP	
19/01553/AS; 19/01553/AMND/ AS	Plough Inn, Lees Road, Brabourne, Ashford, Kent	FL	UC	0	1	0	1
20/00060/AS	Outbuildings at land rear of, Damar, The Street, Brook	FL	NS	1	0	0	1
21/00176/AS	Barn 1, Stone Green Nurseries, Pluckley Road, Bethersden, Kent	COU	NS	2	0	0	2
20/01100 /AS	Land south of Viaduct Terrace and adjacent to railway line, Warehorne Road, Hamstreet, Kent	FL	NS	4	0	0	4
20/00868/AS	Ashstone House, Hamstreet Road, Hamstreet, Ashford, Kent	FL	NS	2	0	0	2
20/00917/AS	Eastwell Farmhouse, East Cross, Tenterden, Kent,	FL	UC	0	1	0	1
20/00009/AS	Agricultural Building east of, Canterbury Road, Boughton Aluph, Kent	COU	NS	1	0	0	1
20/01326/AS	Outbuilding at, Durrants Court, Ashford Road, High Halden, Kent	COU	NS	1	0	0	1
19/01661/AS 20/01506/AS	Woodchurch Post Office, 13 Front Road, Woodchurch, Ashford	FL	UC	0	1	0	1
19/01606/AS; 20/00537/AS	Meadow View, Ashford Road, High Halden, Kent	FL	NS	1	0	0	1
19/01282/AS	Heathlock, Canterbury Road, Challock, Ashford, Kent	FL	NS	1	0	0	1
19/00534/AS	Toke Farm, Ashford Road, Great Chart, Ashford, Kent	FL	NS	1	0	0	1
18/00733/AS; 18/00733/AMND/ AS	Land adjacent The Barn, Chilmington Green Lane, Great Chart, Kent	FL	NS	7	0	0	7

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				NS	UC	CP	
19/01745/AS	Goldwell Farm, Tenterden Road, Biddenden, Ashford, Kent	COU	NS	1	0	0	1
19/00715/AS	Land at Homewood School adjoining Fire Station, Ashford Road, Tenterden, Kent	FL	UC	0	7	0	7
18/01763/AS; 18/01763/AMND/ AS	Land between Stanley House and Long Meadow, Pluckley Road, Smarden, Kent	FL	UC	0	1	0	1
20/01322/AS	1 Durrant Green, Ashford Road, High Halden, Ashford, Kent,	OA	NS	1	0	0	1
20/01074/AS	Birchley House Farm, Fosten Lane, Biddenden, Ashford, Kent,	FL	NS	1	0	0	1
20/00623/AS	Moat Farm, Moons Green, Wittersham, Tenterden,	FL	NS	1	0	0	1
20/00800/AS	New Barn Farm, Ashford Road, High Halden, Ashford, Kent,	FL	NS	5	0	0	5
20/01400/AS	Barn at, Faggs Mount, Smarden Road, Bethersden, Kent	FL	UC	0	1	0	1
20/01110/AS	Land at Handcocks Farm, Bethersden Road, Shadoxhurst, Kent	COU	NS	3	0	0	3
20/01540/AS	Agricultural Building at, Little Acorn Farm, Harris Lane, High Halden, Kent	COU	NS	4	0	0	4
20/01307/AS	Dairy Building, Gable Hook Farm, Ashford Road, Bethersden, Kent	COU	NS	1	0	0	1
20/00693/AS	Proposed dwelling land rear of, 29 Heathside, Appledore, Kent	FL	NS	0	1	0	1
20/01120/AS	Lindas Florist, 50 High Street, Ashford,	Cert. of Lawful Use or Dev (prop)	NS	2	0	0	2

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				NS	UC	CP	
20/01126/AS	Agricultural Building at, Winters Court Farm, Old Surrenden Manor Road, Bethersden, Kent	COU	NS	2	0	0	2
20/00079/AS	Garages behind 2 to 8, Beacon Oak Road, Tenterden, Kent	FL	NS	1	0	0	1
20/00096/AS	14 Bank Street, Ashford, Kent	Cert. of Lawful Use or Dev (prop)	NS	2	0	0	2
19/01675/AS	Oak Apple Cottage, Canterbury Road, Challock, Ashford, Kent, TN25 4DF	FL	NS	1	0	0	1
20/00085/AS	Ruffins Hill Farm, Roman Road, Aldington, Ashford, Kent	COU	NS	1	0	0	1
18/01454/AS 18/01454/AMND/ AS 18/0454/AM01/AS	Andrews Garage, Plain Road, Smeeth, Ashford, Kent	FL	UC	0	5	0	5
20/00091/AS	85 Kilndown Close, Stanhope, Ashford, Kent	FL	NS	1	0	0	1
19/01575/AS	The Bakery House, The Street, Mersham, Ashford	FL	UC	0	1	0	1
18/01216/AS	Church Hill Cottage, Church Hill, Charing, Ashford	FL	NS	1	0	0	1
20/00061/AS	Redwood House, Canterbury Road, Charing, Ashford, Kent	COU	NS	1	0	0	1
20/00145/AS	Dillington, Pluckley Road, Charing, Ashford, Kent,	FL	NS	1	0	0	1
20/00139/AS	Glebe Orchard, Bowerland Lane, Chilham, Canterbury	COU	NS	1	0	0	1

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				NS	UC	CP	
20/00032/AS	Former Stables, Rowling Street Farm, Rowling Street, Bilsington, Kent	FL	UC	0	1	0	1
19/01274/AS	Land adj to Tower Lodge, Charing Hill, Charing, Kent	FL	UC	0	4	0	4
20/00165/AS	Land known as Dering Farm, Green Hill Lane, Egerton, Kent	COU	NS	1	0	0	1
20/01727/AS	Ragged Barn, Mundy Bois Road, Egerton, Ashford, Kent,	COU	NS	1	0	0	1
19/01756/AS	Pond Barn, Willow Farm, Stonebridge Green Road, Egerton, Ashford, Kent	FL	UC	0	1	0	1
19/01365/AS	Home Lea, Canterbury Road, Chilham, Canterbury, Kent,	FL	NS	1	0	0	1
19/01201/AS	London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent,	FL	NS	3	0	0	3
18/00120/AS	Ashford Road Service Station, Ashford Road, Chilham, Canterbury, Kent	FL	NS	5	0	0	5
20/00092/AS	Stonebridge Barn, Brook Street, Woodchurch, Ashford, Kent	FL	NS	1	0	0	1
19/01759/AS; 19/01759/AMND/ AS	Court Lodge Farm, Church Lane, Hamstreet, Ashford, Kent	FL	NS	1	0	0	1
19/01447/AS	59 Jemmett Road, Ashford, Kent	OA	NS	2	0	0	2
19/00632/AS	16 Rogersmead, Tenterden, Kent	FL	NS	1	0	0	1
19/01690/AS	Land east of Chestnuts, Biddenden, Kent	FL	UC	0	1	0	1
20/00238/AS	Applewood Farm, Pested Lane, Challock, Ashford, Kent	FL	NS	1	0	0	1
20/00101/AS	2 Fir Court, Hythe Road, Willesborough, Ashford	FL	NS	1	0	0	1
20/00375/AS	17 Drum Lane, Ashford, Kent,	FL	NS	3	0	0	3

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				NS	UC	CP	
20/00339/AS	1 Kiln Close, Challock, Ashford, Kent	FL	NS	1	0	0	1
18/00868/AS	Land north west of Swan Street House, Charing Heath Road, Charing, Kent	OA	NS	5	0	0	5
18/00974/AS	Land West of Kingsgate Cottage, Frensham Road, Rolvenden, Kent	FL	NS	4	0	0	4
20/00461/AS	Little Halden Farm, Tenterden Road, Rolvenden, Cranbrook, Kent	COU	NS	1	0	0	1
21/00096/AS	Berridge Farm, Brook Street, Woodchurch, Ashford, Kent,	COU	NS	1	0	0	1
20/00273/AS	The Warren, Green Lane, Challock, Ashford, Kent	FL	NS	1	0	0	1
18/01447/AS	Land between Brookfield and Church Hill Cottage, Church Hill, Charing	FL	NS	4	0	0	4
20/00327/AS	Land SE of Plum Trees, Bowerland Lane, Chilham	RM	UC	0	1	0	1
20/00320/AS	Swift Farm, Smarden Bell Road, Smarden, Ashford, Kent	FL	UC	0	2	0	2
20/00639/AS 20/00639/AMND/ AS	Abbottsfield, Lees Road, Brabourne, Ashford, Kent	FL	UC	0	2	0	2
17/00982/AS	Cherries, Canterbury Road, Chilham, Canterbury, Kent	OA	NS	1	0	0	1
16/00172/AS	Little Barn, The Lees, Canterbury Road, Challock, Ashford, Kent	OA	NS	1	0	0	1
16/01874/AS	Land north east of Barkley OS Parcel 1300, Burnthouse Lane, Smarden, Kent	OA	NS	4	0	0	4
17/01629/AS	Plot of land south west of Hillside, Canterbury Road, Chilham, Kent	OA	NS	4	0	0	4
17/01049/AS	1 and 3 Chart Road, Ashford, Kent,	OA	NS	2	0	0	2

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				NS	UC	CP	
18/00251/AS	The Beeches, Ashford Road, Bethersden, Ashford, Kent	OA	NS	4	0	0	4
19/00816/AS	Land north of Baileys Place, Heath Road, Appledore, Kent	OA	NS	2	0	0	2
19/00189/AS	Land west of Stonebridge House, Stonebridge, Brook, Kent	OA	NS	3	0	0	3
20/00430/AS (Superseeded) 20/01192/AS	Ashenden Farm, Bell Lane, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
20/00427/AS	Part of garden land at, 37 Shrubcote, Tenterden, Kent	FL	NS	1	0	0	1
20/00594/AS	Agricultural buildings, at Vitters Oak, Old Surrenden Manor Road, Bethersden, Kent	COU	NS	2	0	0	2
20/00432/AS 20/00433/AS	21-23 Ashford Road, Tenterden, Kent	FL	NS	1	0	0	1
20/00167/AS	112 Shrubcote, Tenterden, Kent	FL	NS	1	0	0	1
20/00237/AS	Agricultural Building east of Oaktree Cottage, Manor Pound Lane, Brabourne, Kent	FL	NS	1	0	0	1
20/00685/AS	2 Little Hookstead, Wrens Nest Lane, High Halden, Ashford, Kent	COU	UC	0	1	0	1
20/00740/AS	Greenacres, Rose Hill, Stone, Tenterden, Kent	COU	NS	3	0	0	3
20/00619/AS	The Orchard, Swan Street, Wittersham, Tenterden	COU	NS	2	0	0	2
20/00583/AS	14 Bank Street, Ashford, Kent	FL	NS	1	0	0	1
20/00425/AS	Former Veterinary Hospital, Maidstone Road, Ashford, Kent	FL	UC	0	3	0	3
20/01770/AS	Little Randolphins Farm, Tenterden Road, Biddenden, Ashford, Kent,	COU	NS	5	0	0	5

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				NS	UC	CP	
20/00736/AS	Barn 3, Stone Green Nurseries, Pluckley Road, Bethersden, Kent	COU	NS	1	0	0	1
21/00175/AS	Barn 2, Stone Green Nurseries, Pluckley Road, Bethersden, Kent	COU	NS	2	0	0	2
20/01092/AS	Land south east of Viaduct Terrace and rear of Whispers, Warehorne Road, Warehorne, Kent	FL	NS	2	0	0	2
20/00948/AS	23 High Street, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
19/01485/AS	3 Queen Street, Ashford, Kent	FL	NS	4	0	0	4
20/00830/AS	Disused Stable Block at, Hammer Mill Oast, Sissinghurst Road, Biddenden, Kent	COU	NS	1	0	0	1
20/00313/AS	Land east of Little Rye, Pilgrims Way, Charing, Kent	FL	NS	3	0	0	3
20/00175/AS	Middlecroft, 2 The Croft, Tenterden, Kent,	FL	NS	1	0	0	1
20/00216/AS	Former Grain Barn, Silks Farm, Amage Road, Wye	FL	NS	1	0	0	1
19/01408/AS	The Knoll, Lees Road, Brabourne, Ashford, Kent	FL	NS	1	0	0	1
20/00304/AS	Eastern part of, Site of Pluckley Brickworks, Station Road, Pluckley, Kent	FL	UC	0	6	0	6
21/00007/AS	Land to the south east of, New Street Farm, Chilmington Green Road, Great Chart, Kent	FL	NS	1	0	0	1
21/00002/AS	Moat Barn, Oak Grove Lane, St Michaels, Tenterden, Kent	OA	NS	1	0	0	1
18/00900/AS	Romden Barn north side of, Romden Road, Smarden, Kent	FL	UC	0	1	0	1
20/00100/AS	Barn at, Ratsbury, Smallhythe Road, Tenterden, Kent	FL	NS	1	0	0	1

Five Year Housing Land Supply 2021-2026

Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/01140/AS	Land Fronting Canterbury Rd Ashford Hockey Club	OA	NS	9	0	0	9
Sub-total				437	170	0	607
TOTAL				460	177	2	637

Table A9 Windfalls – Annual Completions (2005-2021)

	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Annual Averag e (15 yrs)	Annual average (10 yrs)	Annual average (5 yrs)
TOTAL	92	130	65	232	220	172	165	119	81	168	376	259	203	293	225	282	199	217	252
5 year cumulative					739	819	854	908	757	705	909	1003	1087	1299	1356	1262		1014	1201

Table A10 Windfalls - Annual permissions granted (2015 - 2021)

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL	Annual Average
Minor	179	260	294	301	311	185	1530	255
Major	58	240	113	24	158	27	620	103
Total	237	500	407	325	469	212	2150	358

Table A11 – Predicted versus Actual windfall delivery

Year		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Predicted June 2016 Reg 19	Major	85	29	31	36				
	Minor	169	100	100	56				
	TOTAL	254	129	131	93	100	100		
	5 Year					707			
Predicted 2017 Main change& Submission	Major		91	96	96	96			
	Minor		109	104	104	103			
	TOTAL		200	200	200	199	100		
	5 Year						899		
Predicted 2018 Main Mods	Major			209	66*	66*	66*		
	Minor			140	136	136	136		
	TOTAL			349	202	202	202	150	
	5 year							1105	
Actual completions (% of overall completions)	TOTAL	259 (25.82%)	203 (18.68%)	293 (22.56%)	263 (19.40%)	282 (25.75%)			
Actual Five Year cumulative completions		1003	1087	1299	1356	1638			

*includes Tilden Gill which was separated in Local Plan 2030 trajectory

Table A12 Expected future losses (major sites)

Application Number	Address	Planning status (1.04.21)	Construction Status (1.04.21)	Number of losses – demolitions or conversions
18/00262/AS	East Stour Court, Mabledon Avenue, Ashford, Kent	Full	NS	Demolition of existing sheltered housing scheme and replacement with over 50s sheltered housing scheme to provide 24no. 1 bed/2 person apartments, 5no. 2bed/3 person apartments, communal facilities and associated parking spaces. This would result in a net loss of 14 dwellings.
TOTAL EXPECTED FUTURE LOSSES				14¹³

¹³ All expected losses are included in the calculation of deliverable supply made on a site by site basis. There is therefore no need to reduce land supply by the amount above, as this would entail double counting of losses.