

Ashford Borough Strategic Housing Land Availability Assessment

December 2009

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Introduction

Background

The Strategic Housing Land Availability Assessment (SHLAA) is seen by Government as an important part of the evidence base for Development Plan Documents (DPDs) and was first introduced in PPS3 – Housing (November 2006) with the guidance on methodology confirmed in July 2007. The guidance provides the government's view on how it considers SHLAA should be undertaken and therefore provides the basis for conducting such studies.

According to the Government guidance, the primary role of the SHLAA is to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed

This study builds on work already completed by the Council, in particular previous Urban Capacity Studies (UCS) and the Annual Monitoring Reports which addressed previous government guidance.

The methodology used closely follows Government Guidance – Strategic Housing Land Availability Assessment: Practice Guidance (July 2007) - and is also guided by the SHLAA Protocol prepared by the Kent and Medway planning authorities which aims to provide a consistent interpretation of the practice advice in Kent. The methodology was amended following consultation with a range of stakeholders including the Home Builders Federation, Kent County Council and adjoining districts. The draft outputs from the SHLAA have been shared with, and accepted by, the newly established Ashford Housing Market Partnership whose membership includes a range of housebuilders, housing associations and the local authority.

The Borough Council did not produce a SHLAA for the adopted Core Strategy or the Town Centre AAP – both documents were too far committed to preferred options stages before the most recent PPS3 and the supporting guidance were confirmed. Nevertheless, other DPDs have yet to proceed to Publication and the SHLAA is published to accompany such documents.

In accordance with Government guidance the SHLAA should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. As a minimum, it should aim to identify sufficient specific sites to meet the South East Plan housing requirement for the Borough (for at least the first 10 years of a plan and ideally for longer. The base date for the Borough's first SHLAA is 2008 – coinciding with the date of adoption of the Core Strategy. The SHLAA runs from 2008 – 2021 (13 years) so fulfilling the Government requirement. The review of the Annual Monitoring Report will update the SHLAA annually from 2010 and a formal review will be undertaken ahead of the Core Strategy Review. The Core Strategy will be reviewed and adopted no later than 2014 in order that a further expansion area to Ashford can be identified to provide a basis for post-2021 development.

It is important to appreciate at the outset that, whilst the SHLAA is an important evidence source to inform plan-making, it is not intended to do the job of the LDF and make decisions about the development of specific sites. Whilst it identifies potential housing land, it does not make judgments about whether they should be included in the LDF or whether they should form part of the 5 year housing supply. The Core Strategy has already determined the housing distribution strategy for the Borough

and, following that, allocations will be made through the Borough Council's DPD's already in preparation.

Relationship with South East Plan

The South East Plan Regional Spatial Strategy (May 2009) identifies an annual average housing requirement for Ashford Borough of 1,135 dwellings. For the period 2006 – 2021 period, this is equivalent to a total of 17,025 dwellings.

This SHLAA considers the potential housing capacity of Ashford Borough within this regional policy context.

Document format

The report comprises:

Section 2: describes the methodology which was followed in preparing this study.

Section 3 sets out a review of the housing market in Ashford Borough which has been prepared in consultation with developers and agents in the study area. The market appraisal is an important element of the SHLAA and has been used to provide the basis for understanding the local market and the future prospects for residential development.

Section 4 summarises the number of housing completions in the Borough in the years 2006/7 and 2007/8

Section 5 provides the stock of all sites with planning permission at the base date, 31 March 2008.

Section 6 includes a summary of the assessment of the site specific opportunities for housing related to the study settlements. The summary findings are based on an assessment of identified sites arising from all sources. This includes both greenfield and brownfield sites within and adjacent the study settlements, including urban extension sites. Assessments of each of those sites are included in Appendix 4.

Section 7 concludes that no contribution should be included in this SHLAA for windfall development.

Section 8 draws all of the previous information together to provide a review of the current situation and indicates the total potential housing land which is likely to be available within the plan period.

Section 9 provides a conclusion to the findings of the study and sets out the review period for the SHLAA.

2 Study methodology

Introduction

The SHLAA closely follows the standard methodology contained in the SHLAA Practice Guidance and is also guided by the SHLAA Protocol prepared by the Kent and Medway planning authorities. The methodology was amended following consultation with a range of stakeholders including the Home Builders Federation, Kent County Council and adjoining districts.

The Practice Guidance provides an 8 stage process for undertaking the main body of the assessment, with two additional optional stages dependant on the outcome of the initial work. The following stages were undertaken by the Borough Council.

Stage 1: Planning the Assessment

SHLAA Area

In the absence of any formally identified housing market sub areas for South East England, the SHLAA will be produced for Ashford Borough. Adjoining district councils have been consulted on the methodology.

Base Date

31 March 2008 is the base date for the Borough's first SHLAA.

Site Size threshold

Within the Greater Ashford area, given the site opportunities, the minimum site size threshold for SHLAA sites of 0.4ha is applied. A lower site size threshold of 0.2ha is applied in the remaining rural part of the Borough given the information on the supply of sites in the past and the type of site opportunities likely to come forward during the SHLAA period.

Exclusions

The Practice Guidance clearly states (para 21) that types of land or areas may be excluded from the assessment, and any such proposals must be justified. With reference to the category 1 and category 2 constraints included in Appendix 3 of the Kent & Medway Protocol, sites which wholly or substantially fall within the following designations will be excluded from the first round of the Ashford Borough assessment:

- Nature conservation: Special Areas of Conservation (SACs), National Nature Reserves, Sites of Special Scientific Interest and Ancient Woodland. Government guidance indicates that such sites should be given a high level of protection through the planning system and that impact on an SSSI's notified features of interest should be avoided (PPS9 paragraphs 7 & 8). International sites have the highest level of protection (PPS9 paragraph 6)
- Sites which are not well related to Ashford or the settlements listed in Policy CS6 of the adopted Core Strategy (Tenterden, Charing, Hamstreet, Wye and Tier 3 settlements (expected in the Core Strategy to include Aldington, Bethersden, Biddenden, Chilham, Pluckley and Woodchurch, together with, probably, Challock and Rolvenden). The final list of Tier 3 Settlements which is included within the Tenterden and Rural Sites DPD is Aldington, Bethersden, Biddenden, Chilham,

Woodchurch, and Rolvenden. These settlements are therefore included in the SHLAA.

- Landscape: The Borough contains two Areas of Outstanding Natural Beauty. AONBs have the highest status of protection in view of their landscape quality (PPS7, paragraph 21). In view of the anticipated potential elsewhere in the Borough, it is not expected at this first round stage that significant housing allocations of larger than 0.2 or 0.4 ha would be required in the AONB unless the site is within or adjoins one of the settlements listed in Policy CS6 of the adopted Core Strategy as updated by the list of Tier 3 Settlements included in the Tenterden and Rural Sites DPD. Sites that are within the boundaries of settlements within the AONB should not be excluded from the assessment.

Flood risk is regarded as a locally important issue. Sites which fall within flood risk zones 3a (high probability) and 3b (functional floodplain) should be excluded from the study at the initial stage. (PPS25, Table D1).

Engagement of Stakeholders

There has been substantial engagement with those representing landowner and developer interests in evolving the Greater Ashford Development Framework, the adopted Core Strategy, the Town Centre AAP and in evolving the Urban Sites; Chilmington Green; Cheeseman's Green and Tenterden and Rural Area DPDs.

In relation to the Greater Ashford Development Framework landowner workshops were held in January 2005. Two workshops were held, one for major landowners and developers, and the other specifically for town centre landowners. The workshops provided an update to the Greater Ashford Development Framework and allowed the promotion of sites. Consultation also covered delivery issues and the LDF timetable. The Ashford Landowners Group was formed to ensure a dialogue with those developers and landowners charged with delivery of Ashford's urban extensions. This work has evolved into a Task Group for the delivery of the first urban extension.

A Core Strategy 'Preferred Options' consultation was undertaken for a ten-week period from June to August 2005 and the Home Builders Federation, landowners, developers and their agents were consulted at this stage. The same process was followed for the submission stage – and opportunity afforded for many to promote their sites right through to Examination. The suitability, availability and achievability of the full range of sites at Ashford are well known to the Borough Council.

Similarly, the Home Builders Federation were consulted on the Town Centre Area Action Plan 'Preferred Options' Report and stakeholders able to participate in the development of the plan.

The Borough Council has consistently encouraged developers and landowners to submit potential housing sites for assessment and has an extensive database of sites – informal and formal submissions – gathered over the last 8 years to feed into the SHLAA process

For the extensive rural part of the Borough, there has also been substantial engagement:

In July 2007, landowners/ stakeholders were invited, by advertisement, to submit sites that they felt were suitable for development in the rural part of the Borough

outside the greater Ashford area. This information gave the Council an initial understanding of potential housing sites, and provided a backdrop to stimulate discussion at the first round of local stakeholder workshops

At a first round of workshops, attendees (including those with development interests) were free to promote areas that they felt could have some development potential in addition to those sites previously submitted. These were shown within the 'Issues and Options Report' for wider comment.

The consultation period for the 'Issues and Options Report' (May - July 2008) gave landowners / agents and others another chance to promote areas of land they wish to be considered for development as part of the Plan. Areas of land were also promoted after the Issues and Options report, in the form of informal site submissions and were also put forward for assessment.

This has allowed those with development interests and those representing local communities to bring forward a large number of sites for consideration within the SHLAA.

In addition, the Borough Council has set up the Ashford Housing Market Partnership for the Ashford Borough area. The initial focus has been to consider the SHLAA. Group membership includes the HBF; a range of locally active house builders with up to date local knowledge; RSLs; Ashford's Future); the Borough Council; Homes and Communities Agency and representative local residential estate agents.

General market intelligence was sought from local agents and developers operating in the area.

Stage 2 and Stage 3: Determining which sources of sites will be included in the Assessment

Desktop review of existing information

Sites in the planning process

- planning permissions for housing that are under construction
- unimplemented/outstanding planning permissions for housing
- sites identified in the Core Strategy (including urban extensions) and any sites with development briefs
- employment land or other land uses which are no longer required for those uses

Sites not currently in the planning process

Examples:

- vacant and derelict land and buildings
- surplus public sector land
- land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development
- additional housing opportunities in established residential areas
- sites at rural settlements
- urban extensions

Information has been provided from earlier invitations to developers to identify potential housing sites from the above sources together with consultation on DPDs, the Urban Capacity Studies and the Employment Land Review. All sites put forward through these exercises have been included in the SHLAA unless they fall within one of the Exclusions listed above.

Stage 4: Determining which sites and areas will be surveyed

All sites which came through the desk-top review have been visited to identify opportunities and any possible constraints to development.

Stage 5: Carrying out the survey

All sites were mapped on a GIS map layer for use in the site survey.

Opportunities and any possible constraints to development for each site are identified and recorded through a desk top exercise and a site visit.

The consistency of information has been assured through the use of a standard template.

All data collected has been entered into a SHLAA spreadsheet, interrogated and can be updated.

Stage 6: Estimating the housing potential of each site

For the purposes of the SHLAA, in accordance with Paragraph 47 of PPS3 a matrix of standard densities was applied to SHLAA sites dependent on site locations as set out in Table I below.

Table 1: Average site densities

Location	Average density (net dwellings per hectare)
Ashford Town Centre	150
Ashford Urban Area	75
Ashford Urban Fringe Area	45
Ashford urban extensions	45
Tenterden	40
Other villages	30
Back garden land	30

Densities in the Greater Ashford area take account of the density assumptions included within the Greater Ashford Development Framework compact model used as the basis for the adopted Core Strategy; the Kent and Medway SHLAA Protocol and local analysis. Densities elsewhere have been based on the Kent and Medway SHLAA Protocol and local analysis.

Where the Borough Council has prepared development plan documents (Ashford Town Centre AAP and Tenterden and Rural Sites DPD), the densities included for allocated sites in these documents have been used in calculating their capacity.

Stage 7: Assessing when and whether sites are likely to be developed

Assessing the suitability, availability and achievability of a site as set out in PPS3 para. 54 provided the information on which the judgement was made as to whether a site can be considered deliverable, developable or not currently developable for housing development. To be considered:

- **deliverable** – a site must be available now, offer a suitable location for housing development now and for there to be a reasonable prospect that housing will be delivered on the site within five years; and
- **developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

The assessment of deliverability/developability of specific sites has been made irrespective of the level of housing provision that is actually needed over the plan period.

As set out in more detail in the Practice Guidance, all sites will be assessed for their:
Suitability
Availability and
Achievability

A site has been considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. In accordance with SHLAA Practice Guidance the following factors have been considered to assess a site's suitability for housing in the period to 2021:

- policy restrictions – such as designations, protected areas, existing planning policy and corporate, or community strategy policy (see paragraph 21 above);
- physical problems or limitations – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts – including effect upon landscape features and conservation; and
- the environmental conditions – which would be experienced by prospective residents.

If the site is not considered suitable for housing development it is not currently developable and the number of potential dwellings is recorded in the post 13 year period.

**Stage 8:
Review of the Assessment**

Once the initial survey of sites and the assessment of their deliverability/developability had been made, the housing potential of all sites is collated using the spreadsheet to produce a potential housing land supply that sets out how much housing can be provided, where, and at what point in the future. In the case of the Ashford Borough SHLAA, this aims to identify sufficient specific deliverable sites to deliver housing in the first five years from 2008 and a further supply of specific, developable sites for years 6-10 and for years 11-13 sufficient to meet the requirements of the South East Plan.

Following the review, if there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for.

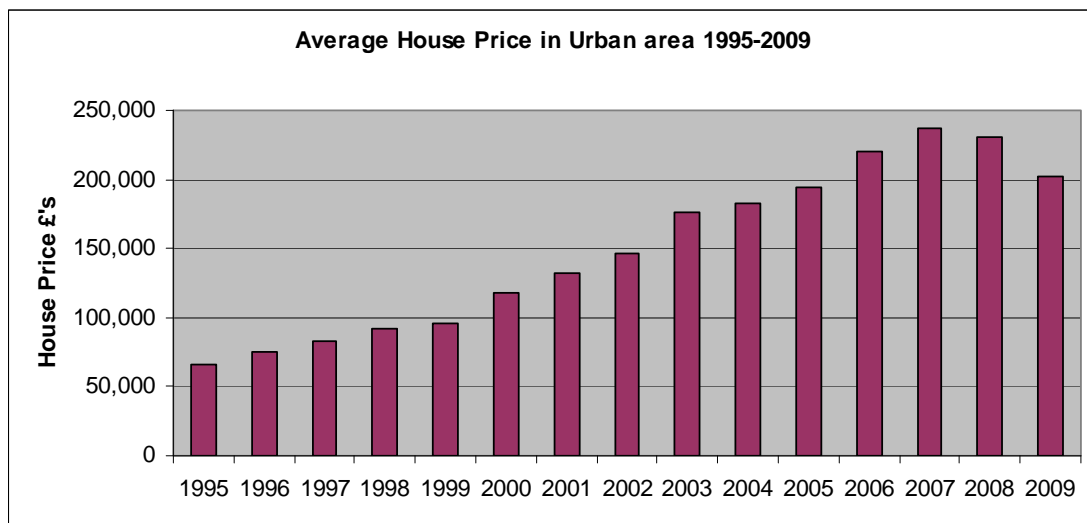
3 Review of the Housing Market

The market appraisal is an important element of the SHLAA and has been used to provide the basis for understanding the local market and the future prospects for residential development.

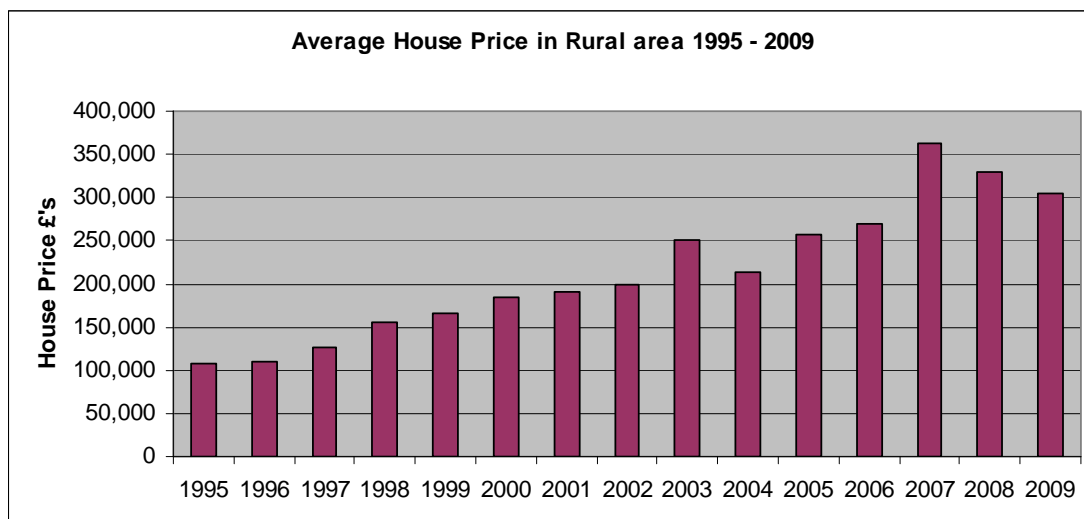
To understand the market potential for housing in the district, face-to-face interviews were conducted with well established local estate agents with substantial experience of the housing market in the Borough (Martins Estates and Martins Residential Lettings and Ward and Partners) and national (Bryant and Taylor Wimpey) and small/medium sized local housing developers (Jarvis, Pentland and Hillreed Homes). This gave a broad view of both the Ashford and rural housing markets from both the sales and letting perspectives.

The interviews were conducted once the SHLAA sites had been identified but interviews were kept generic in nature to avoid discussion of the merits of individual sites.

At the time of the interviews (August 2009 and December 2009), the housing market generally had experienced a considerable slowdown since the end of 2007 as evidenced in the Borough Council's House Price Survey, 2009, set out below. The effect has been to limit market capacity in the short term.



Ashford Borough Council House Price Survey, 2009



Ashford Borough Council House Price Survey, 2009

Those familiar with the housing market over the long-term appreciate that any analysis is a view at a particular time and agents and developers were also asked to reflect their views of the housing market in the medium to longer term. The market will undoubtedly vary over the period considered by this study, and will be reviewed at regular intervals.

During the downturn, land values have fallen sharply. The cost of larger sites in Ashford has fallen by some 50% from approximately £750,000/ acre at the peak in late 2007. Smaller sites of less than 0.5 hectare have fallen much less by approximately 20% from around £750,000/ acre at the peak. Residential development will proceed more slowly until site values increase sufficiently to incentivise owners to release land.

There is a broad consensus that the recessionary impacts on the local housing market were beginning to recede and that house prices had reached their lowest point and had begun to rise again. Both agents were beginning to experience rises in house prices in 2009. This was due to a strong market interest but a restricted supply of housing to meet the demand. Monthly sales had doubled in the summer period compared with the lowest point in the downturn. Developers' housing sales offices in Ashford also reported steady to good demand and sales.

There is concern that the lag indicator of unemployment and continued lending restrictions may mean that confidence in the market is fragile for a further period of 12 to 18 months at which point much greater stability will have been reached. The availability of capital is likely to reduce the ability to achieve high volume sales or lettings in the short term. Nevertheless, consistent levels of sales were reported from housing developers.

There is a strong demand for properties to let in Ashford, but the supply is unlikely to improve in the short term given the current reluctance of lenders to fund such schemes. This is resulting in high interest rates and consequently poor returns on investment. Foreign investment may to some degree overcome the funding shortage.

Lower house prices will affect the relationship between viability and the structure of community gain packages. The Council is operating a flexible approach which developers feel is assisting in the current housing market.

The market emphasises that there must be a balanced delivery of a mix of house types as an over-reliance on one type of dwelling, creates over-supply and problems of low demand. Developers are in particular wary of large schemes of flats at the present time.

The local market is expected to be strong in the longer term.

In Ashford, and some of the surrounding villages, agents and developers had found the limited preview service of the high speed domestic trains (which began on 29th June 2009), which reduce journey times into London to 37 minutes, had already begun to fuel demand and sales. The value of even small apartments in London will buy a considerably larger property in Ashford. Developers had experienced some demand from London but felt that there would be a time lag for the full effect of this service improvement to be reflected in house prices. A future comparison of Ashford with other towns with a half hour journey time to London such as Sevenoaks was made by one estate agent. The provision of further jobs in the town will also strengthen demand in the housing market. There is also specific demand for larger properties in the town from the Ghurka population.

Within Ashford, no particularly unpopular areas were identified by the market experts. In the town centre the market was likely to be for smaller, lower cost units. Agents and developers felt that the centre would need significant environmental improvements and an uplift in 'lifestyle' facilities such as restaurants/ cafes, entertainment and higher value retailers before a stronger market could be identified. Elsewhere in the town, 2 bedroom apartments and houses are in particular demand (younger families and older people) as well as 3, 4 and 5 bedroom units (with 4 bedroom houses proving very popular). The latter are dependant on higher skilled and managerial jobs. Warden assisted retirement homes was a growing market in the town. For all schemes, off road parking is a strong market preference.

Within Ashford, larger developments continue to be developed, primarily by the regional and national volume housebuilders. Historically, between 50% – 75% of the market for such schemes has come from Ashford residents although, as stated, an increasing proportion of demand is being experienced from London.

Within Tenterden and the villages the family and retirement (sheltered homes) markets are strong. There is also some demand from first time buyers, commuters, second home owners (with long-term retirement interest) and holiday let buyers. Within the villages the first time buyer is likely to require shared ownership and affordable housing options.

Much of the development market in Tenterden and the villages has been led by small sized local developers. They typically undertake both small scale development and redevelopment of existing properties.

In summary, the housing industry has been in recession, but most experts consider that demand is strong and that a recovery is under way. Despite the recent downturn, a summary of the views of agents and private housing developers confirms a relatively strong underlying local market for both open market housing which is temporarily depressed but which is anticipated to be relatively strong in the foreseeable future. It is likely that land values will recover, and that in a few years time most abnormal development costs and community gain packages will be able to be absorbed without falling below the value for alternative uses, such as general employment and warehousing land. This SHLAA is a study over the 13 years to 2021, and whilst economic viability is currently a significant issue, over the medium

term there are unlikely to be delivery problems for the housing sites identified in this study. Viability issues and likely revised start dates have been built into site assessments and completion programmes.

The Council will monitor the housing market over the coming years in order to be able to respond in whatever way is appropriate to assist in the provision of housing across the market area.

4 Completions

The base date for assessing housing land availability and capacity in the study is 31 March 2008. However, the South East Plan period runs from 1st April 2006. It is therefore necessary to include in the assessment the dwellings completed between 1st April 2006 and 31st March 2008. According to Ashford Borough Council completions records there were **927 net additional dwelling completions** on all sites during the two year period as set out in Table 2 below (see Appendix 1 for site specific details).

Table 2 Net additional dwelling completions 2006/7 - 2007/8

Location	Net Additional Dwellings
Ashford	776
Tenterden	30
Charing	2
Hamstreet	15
Wye	26
Tier 3 Settlements ¹	49
Other Settlements	29
TOTAL	927

¹ Aldington, Bethersden, Biddenden, Chilham, Rolvenden and Woodchurch

5 Sites with planning permission for housing

A major change from the previous system of Urban Capacity Study is the inclusion of sites with consent for housing development. The inclusion of this material is intended to provide a comprehensive view of the likely housing coming forward within the Borough.

The permissions figures used are taken from the borough-wide total in the AMR (December 2008), and therefore include all available dwellings with permission at 31 March 2008 across the Borough.

Sites with planning permission for housing provide a separate source of provision as they are the most deliverable in relative terms. Sites with a capacity of 3955 (net) dwellings had planning permission at 31 March 2008. The majority of permissions (3579 dwellings) are located at Ashford; with 64 dwellings with planning consent at Tenterden; 43 at Charing, Hamstreet and Wye and 139 dwellings at all Core Strategy Tier 3 Settlements combined. The full list of planning consents is included at Appendix 2.

Dwellings under construction

All dwellings with planning permission and under construction at this date are regarded as deliverable. The number of dwellings on such sites is **427 (net) dwellings**.

Dwellings not started at 31/03/08

Smaller Sites

In relation to delivery of housing development on smaller sites (less than 0.2 hectare) the implementation of non-started sites was then considered. These sites have consent for 307 dwellings. Council officers analysed the past rate of expiration of planning consents for sites of this size in the Borough. The number of expired consents in any year is very low - normally amounting to dwelling numbers in single figures. Taking a cautious approach which will be reviewed, the SHLAA accordingly applies an implementation rate of 95% to extant consents on sites of less than 0.2ha. This brings the assessment of deliverable consents to **292 net dwellings** on sites of less than 0.2ha.

Each planning consent is limited by condition requiring commencement within 3 years or 5 years. The market for such sites remains strong in the Borough in the medium term, and it is therefore considered that there is no reason to suppose that the majority will not come forward during the next 5 years.

Larger Sites

For the purposes of the SHLAA, the deliverability of the more significant sites with planning permission has been more closely examined.

An analysis of sites where 25+ dwellings remained to be completed has been undertaken (Appendix 3) to understand the likely phasing of delivery. There are **3021 dwellings** not started of sites where 25+ dwellings remained to be completed.

Council officers regularly monitor progress on major sites, and it has been possible to review progress from a Dec 09 perspective.

This exercise has revealed that the majority of larger sites with permission were continuing to be developed, reflecting the confidence in the medium term housing market.

As a result of the monitoring and market information, the projected phasing of dwellings not started on each site where 25+ dwellings remained to be completed at 31/03/08 is set out in Appendix 3 and summarised in Table 3 below. In summary, this estimates that **1563 dwellings (net)** would be completed during 2008/9 - 2013/14. Reflecting the confidence in the medium term housing market and the phased building of the larger sites with 25+ dwellings to be completed, **1258 dwellings (net)** have been attributed to the 2014/15 - 2018/19 period and **200 dwellings (net)** during 2019/20 – 2021.

In relation to the larger sites of between 0.2 ha and 25+ dwellings, it has been assumed, based on the strong medium term market and historic trends, that 95% of the total extant consents for 200 dwellings (equivalent to **190 net dwellings**) will be completed in the 2008/9 - 2013/14 period.

Table 3: Yields from sites with planning consent at 31 March 2008

	2008/9 - 2012/13	2013/14 - 2017/18	2018/19 - 2021	Total
	Net dwellings			
Dwellings under construction at 31/03/08	427	0	0	427
Dwellings not started at 31/03/08:				
Less than 0.2ha	292	0	0	292
0.2ha and above	1563	1258	200	3021
Between 0.2 ha and 25+ dwellings	190			190
TOTAL	2472	1258	200	3930

In summary, the figures provide a clear indication of the total provision of housing which should come forward, phased where monitoring and developer contacts have indicated, and applying a discounted rate to sites with consent of less than 0.2hectares and those between 0.2ha and 25+ dwellings.

Analysis indicates a total estimated yield of 3930 (net) dwellings from sites with planning permission at 31 March 2008, 2472 of which are forecast to be implemented for development within 5 years.

6 Site Specific Sources

Unprioritised capacity

A total of 316 sites were assessed which met the SHLAA site size threshold and other criteria set out in the methodology section. Sites with planning permission at 31 March 2008 were excluded to avoid double counting. The assessment for each site is summarised in Appendix 4 which also contains maps of all the identified potential sites.

The database assesses a number of site considerations including impacts on landscape and the built form of a settlement, conservation interests (such as conservation areas, listed buildings, tree preservation orders and nature conservation interests), distance to services and a bus service and site access. The access constraint considers direct access between a site and the highway network. It does not consider the impact of the additional traffic on the highway network and whether this would cause unacceptable levels of congestion. This clearly would need to be the subject of detailed assessment in each individual case.

Table 4 sets out the unprioritised capacity which includes all sites, even those which are not currently considered suitable or available for housing development during the SHLAA period in order to give a view of the total number of dwellings which are potentially available for consideration in the longer term, beyond the SHLAA period. If a site is not considered suitable for housing development it is not recorded as developable in the SHLAA period and the number of potential dwellings is recorded in the post 13 year period (post 2021).

The resulting figures are summarised by settlement in Table 4. This shows that the 316 sites have a total theoretical capacity of just over 65,300 dwellings.

Table 4 Summary of unprioritised dwelling capacity of identified sites by settlement

Location	2008/9 - 2012/13	2013/14 - 2017/18	2018/19 – 2020/21	2021+	TOTAL
Ashford	3,139	5,819	3,863	38,175	50,996
Tenterden	332	0	175	4,315	4,822
Charing	90	35	0	2,070	2,195
Hamstreet	70	0	0	419	489
Wye	45	0	0	1,865	1,910
Tier 3 Settlements	136	20	20	4,718	4,894
TOTAL	3,812	5,874	4,058	51,562	65,306

Sites with Potential

As set out in Government guidance, sites were assessed for their suitability, availability and achievability in accordance with the Government Practice Guidance.

In accordance with SHLAA Practice Guidance the following factors have been considered to assess a site's suitability for housing in the period to 2021:

- policy restrictions – such as designations, protected areas and existing planning policy;
- physical problems or limitations – such as access, flood risk, pollution or contamination;
- potential impacts – including effect on landscape features and conservation; and the environmental conditions which would be experienced by prospective residents.

For the purposes of the SHLAA, a site was considered available for development, if, on the best information available, there are no obvious constraints to its development and it is controlled by a housing developer or the land owner who has expressed an intention to develop. Where problems have been identified, then an assessment will need to be made to establish whether constraints can be overcome in the longer term.

The final consideration under PPS3 of the deliverability of a site is its achievability. This considers three elements – the market, cost factors and delivery. The market assessment in Ashford Borough is considered in Section 3. This demonstrates a broad consensus that the recessionary impacts on the local housing market were beginning to recede and that house prices had reached their lowest point and were beginning to rise again. Greater market stability is expected to be reached by the end of 2010.

The second factor – cost – has not been shown in the market analysis to be an obstacle to development. Within Ashford, the combination of costs arising from affordable housing, sustainable construction and the Tariff have been assessed at a level of Tariff contribution and found not to adversely impact on the deliverability of development. The Council is operating a flexible approach to Section 106 agreements which developers feel is assisting in the current housing market. Values are now rising and more stability is expected by the end of 2010.

Finally there is delivery. The strategic issue largely relates to large sites delivering several hundred dwelling units. In Ashford, the delivery of larger sites is monitored and has been phased over a number of years to reflect the housing market, known constraints and reasonable build rates.

The database classifies sites which may have the potential either to be allocated through the LDF or to come forward and contribute towards the supply of housing in the period to 2021.

Further consideration will be given to sites which are currently not available and not suitable as part of the review of the Core Strategy and other DPDs.

Appendix 4 identifies those sites which are considered both suitable and available. Table 5 below summarises the capacity of the potential suitable and available sites by settlement. The summary findings are based on an assessment of identified sites arising from all sources. This includes both greenfield and brownfield sites within and adjacent the study settlements, including urban extension sites. It should be noted that the phasing presented is a broad overall assessment.

Table 5 Summary of potential site allocation assessment by settlement

Location	2008/9 - 2012/13	2013/14 - 2017/18	2018/19 – 2020/21	TOTAL
Ashford	3,125	5,559	3,863	12,547
Tenterden	100	280	115	495
Charing	90	35	0	125
Hamstreet	70	0	0	70
Wye	45	0	0	45
Tier 3 Settlements ²	125	20	20	165
TOTAL	3,555	5,894	3,998	13,447

² Aldington, Bethersden, Biddenden, Chilham, Rolvenden and Woodchurch

7 Windfalls

PPS3 makes it clear that housing should come forward on identified sites, and that allowances for windfall should not be made in the first 10 years of land supply (2008 - 2018), unless there are exceptional circumstances where local planning authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. Ashford is identified as a growth area which is reliant on large scale housing allocations and it is not considered that there are exceptional circumstances which would justify a windfall allowance under this guidance. This assessment was confirmed as also applying to the rural part of the Borough by the Core Strategy Inspector.

As there is little time remaining within this SHLAA period beyond the first 10 years from the base date, and given the difficulty in reliably predicting a windfall contribution during this period, no windfall contribution has been allowed in this SHLAA.

8 Review of Assessment

This stage draws all of the previous information together to provide a review of the current situation and indicates the total potential housing land which is likely to be available within the SHLAA period. The review of the study set out below indicates that there is sufficient housing supply to meet the average levels indicated in the South East Plan for the next 13 years, but that the potential identified at the edge of Ashford will need to be re-appraised to identify further site release to meet longer term targets.

Overall supply

The South East Plan Regional Spatial Strategy (May 2009) identifies an annual average housing requirement for Ashford Borough of 1,135 dwellings. For the period 2006 – 2021 period, this is equivalent to a total of 17,025 dwellings.

The SHLAA base date is 1 April 2008 and therefore the number of completions (927 dwellings) between 1 April 2006 and end of March 2008 need to be taken into consideration in assessing progress against the South East Plan.

Table 6 summarises the identified potential that could contribute to housing supply over the period, 2006-2021. The elements of potential comprise:

- developments already completed in the period (2006-2008);
- sites with planning permission; and
- sites identified in this assessment as potentially suitable for allocation that could be expected to deliver housing over the period up to 2021.

The table shows a total potential of 18,304 dwellings over the period 2006 - 2021. This figure shows a surplus of 1,279 dwellings against a South East Plan requirement of 17,025 dwellings for the same period. This surplus allows some necessary flexibility over sites coming forward in the period up to 2021.

Table 4 shows the unprioritised capacity which includes all sites, even those which are not currently considered suitable or available for housing development during the SHLAA period, indicating a significant number of sites which may be considered for development in the longer term.

Table 6 Summary of housing potential 2006 - 2021

Source	Ashford	Tenterden	Charing	Ham street	Wye	Tier 3 Settlements	Other Settlements	Total
	Dwellings							
Completions	776	30	2	15	26	49	29	927
Planning permissions	3,930							
Potential Allocations	12,547	495	125	70	45	165	0	13,447
GRAND TOTAL	18,304							
Comparison with RSS requirement of 17,025 dwellings	Surplus of 1,279 dwellings							

Supply by time period

Table 7 shows the potential housing supply for the 5-year, 10-year and 13-year land supply at 31 March 2008. The elements of potential comprise:

- sites with planning permission; and
- sites identified in this assessment as potentially suitable for allocation that could be expected to deliver housing over the period up to 2021.

Table 7 Potential supply in Ashford District

No. of dwellings	2008/9 - 2012/13	2013/14 - 2017/18	2018/19 – 2021	Total 2008 – 2021 (SHLAA period)
Planning permissions	2,472	1,258	200	3,930
Potential allocations	3,555	5,894	3,998	13,447
GRAND TOTAL	6,027	7,152	4,198	17,377
CUMULATIVE TOTAL	5 year supply: 6,027	10 year supply: 13,179	13 Year supply: 17,377	
RSS Target	5,675	11,350	14,755	

PPS3 states that districts must demonstrate that they have a deliverable supply of dwellings over the 5 year period and a supply of developable sites for years 6-10. For the longer term, they must endeavour to show a satisfactory supply where possible.

The SHLAA is able to demonstrate a deliverable 5 year land supply which meets the RSS target.

Similarly, the SHLAA demonstrates a developable 10 year supply.

For the longer term there is a projected surplus in the supply. However, there is a need to ensure a robust housing supply over the longer term when uncertainties will increase. The Core Strategy (Policy CS2) accepts the need for a review (to be adopted no later than 2014) in order that a third urban extension to Ashford can be identified. Importantly, Table 4 identifies significant capacity within the unprioritised Ashford sites from which further expansion of the town can be selected.

9 Conclusion

Following closely the methodology recommended by Government Guidance – Strategic Housing Land Availability Assessment: Practice Guidance (July 2007) – Ashford Borough’s first SHLAA demonstrates a deliverable 5 year land supply which meets the South East Plan housing target. Similarly, the SHLAA demonstrates a developable 10 year supply and a projected surplus over 13 years.

There is also a need to ensure a robust housing supply over the longer term when uncertainties will increase. The Core Strategy (Policy CS2) accepts the need for a review (to be adopted no later than 2014) in order that a third urban extension to Ashford can be identified. The SHLAA identifies significant capacity within the unprioritised Ashford sites from which further expansion of the town can be selected. For this reason, there is confidence that the Borough’s short and long term housing requirements can be met.

The Annual Monitoring Report will update the SHLAA annually from 2010 and a formal review will be undertaken ahead of the Core Strategy Review.

Appendix 1

Completed development 2006/7 – 2007/8

Table 8 Completions 2006/7 and 2007/8 (all sites)

Application Number	Address	Area	Completions 2006/7	Completions 2007/8	Total
02/00220/AS	Phase 6 Brisley Farm, Chart Road	Ashford	21		21
03/02039/AS	Phase 6 Brisley Farm, Chart Road	Ashford	1		1
04/02140/AS	Phase 6, Brisley Farm, Chart Road	Ashford	56		56
03/01833/AS	Phase 8, Brisley Farm, Chart Road	Ashford	8		8
05/00894/AS	Phase 1b North former Rowcroft and Templer Barracks site, Templer Way	Ashford		124	124
05/02149/AS	Land South of Land Parcel 27 and East of A2070 Park Farm, Hamstreet Bypass	Ashford		168	168
02/01439/AS	Phase RE2 (Redrow Homes), Areas 10 & 11, Singleton Hill, Great Chart	Ashford	15		15
04/01651/AS	Phase RE5 (Redrow Homes), Areas 10 & 11, Singleton Hill, Great Chart	Ashford	10		10
03/00801/AS, 05/01859/AS, 07/00080/AS, 07/00277/AS, 07/00087/AS	Hillreed Homes - Land of Hoxton Close, Area 9A and 9B, Hoxton Close	Ashford	70	94	164
04/01656/AS	Areas 10 and 11, Singleton Hill	Ashford	29	60	89
02/00617/AS	Bovis Homes, Loudon Wood, Godinton Park, Ashford, Kent	Ashford	15		15
06/01013/AS	Land to the west of, Falcon Way	Ashford		21	21
03/01867/AS	Land east of, 27-57 William Road	Ashford		13	13
05/00776/AS	Ashford Court, 47 Magazine Road	Ashford		10	10
06/02384/AS	Murston Yard, Whitfeld Road	Ashford		12	12
03/00639/AS	81 St Stephens Walk, Land 40m SE	Ashford	16		16
06/01298/AS	Former allotments site north of, Milne Road, Willesborough	Ashford		36	36
05/00621/AS	Former Ambulance Station, Silverhill Road	Ashford	5		5
05/00076/AS	Land between & rear of 79 & 81 St Stephens Walk	Ashford	8		8
03/00642/AS	Grages 30m South East of 2 Beaver House, Hampden Lane	Ashford	8		8
04/00749/AS	Towers Garage, 276 Faversham Road	Ashford	12		12
05/00607/AS	Chez Nous, Wallis Road	Ashford	6		6
05/01744/AS	12 Tufton Street	Ashford	9		9
04/00307/AS	3-5 Jemmett Road, land rear of	Ashford	2		2
01/00351/AS	50a Romney Road	Ashford	1		1
02/01992/AS	Ulley Farm, Ball Lane, Kennington	Ashford	2		2
03/01837/AS	Land adjacent to Methodist Church, Cade Road	Ashford	2		2
03/01292/AS	Land to rear of 16 Sandyhurst	Ashford	1		1

	Lane				
03/00479/AS	53-55 Lower Denmark Road	Ashford	1		1
04/01115/AS	Land adjacent 92 Western Avenue	Ashford	1		1
05/00357/AS	Land adjacent 74 Cleves Way	Ashford	2		2
05/00841/AS	14 Sturges Road	Ashford	-1		-1
06/00301/AS	11 Earslworth Road, Willesborough	Ashford	1		1
06/02109/AS	22 Albert Road	Ashford	-1		-1
01/00043/AS	42 - 44, Lower Denmark Road	Ashford		1	1
01/01462/AS	113, Church Road, The Old Rectory, Willesborough	Ashford		1	1
01/00036/AS	Kings Haven, Ashford Road	Ashford		2	2
03/00274/AS	Land South of 96 Canterbury Rd, Willesborough	Ashford		1	1
04/00396/AS	190 Kingsnorth Road	Ashford		1	1
04/00588/AS	Site to the rear of 113, Church Road	Ashford		1	1
05/00291/AS	186 Kingnorth Road	Ashford		1	1
04/02037/AS	112 Rylands Road, Kennington	Ashford		1	1
05/00176/AS	56-62, The Street, Kennington	Ashford		-3	-3
05/00697/AS	15 Canterbury Road	Ashford		4	4
05/01294/AS	20 Newtown Green	Ashford		2	2
05/01767/AS	Land adjoining, 19 Blackwall Road North, Willesborough	Ashford		1	1
06/00193/AS	17 Somerset Road	Ashford		1	1
05/01476/AS	Land between 98 and 104, Kingsnorth Road	Ashford		2	2
06/01789/AS	34 Park Road North	Ashford		1	1
06/00436/AS	St Barnabas Church Site, Gladstone Road	Ashford		2	2
06/02468/AS	The Ashford Clinic Of Complementary Medicine, 11A Western Avenue	Ashford		1	1
06/00508/AS	81 Blackwall Road South, Willesborough	Ashford		3	3
07/00311/AS	55 Beaver Road	Ashford		1	1
07/01350/AS	36 Park Road North	Ashford		1	1
99/00833/AS	Land adjoining Stone House, Faversham Road	Ashford		1	1
02/00964/AS	Land between, 385 and 401 Canterbury Road, Kennington	Ashford		1	1
00/00244/AS	The Stable Block, Ulley Farm, Ball Lane, Kennington	Ashford		1	1
02/01641/AS	16 Sandyhurst Lane	Ashford		1	1
01/00529/AS	Land adjoining, 7 Brendon Drive	Ashford		1	1
01/00872/AS	118 Cudworth Road, Willesborough	Ashford		1	1
01/00531/AS	Building Plot (adj. Ross Court) at, Hampden Road	Ashford		1	1
06/00708/AS	Plot 7, rear of 284 Kingsnorth Road	Ashford		1	1
05/01630/AS	288 Kingsnorth Road, Land rear of	Ashford		1	1
06/01875/AS	Sites 8,9 & 10 Stanhope Estate Development	Ashford		-91	-91

07/00171/AS	Lorien House, 243 Faversham Road	Ashford		-11	-11
07/00392/AS	37 Sussex Avenue	Ashford		-1	-1
06/01515/AS	45 Somerset Road	Ashford		-1	-1
06/00388/AS	27a Somerset Road	Ashford		-1	-1
04/01382/AS	Land at Ashford Road, Kingsnorth	Ashford	8		8
05/00914/AS	Land at, Ashford Road, Kingsnorth	Ashford		1	1
Ashford		Total	308	468	776

00/01482/AS	Tophill, Ingleden Park Road	Tenterden	1		1
04/00386/AS	2 Ingleden Cottage, Swain Road	Tenterden	1		1
04/00285/AS	Land rear of 136 High Street	Tenterden	2		2
05/01736/AS	Land West of Cherry Orchard, Shoreham Lane	Tenterden	4		4
02/00953/AS	Kemble, Shoreham Lane, St Michaels	Tenterden		1	1
06/00371/AS	The Lindens, St Benets Way	Tenterden	4	19	23
06/01203/AS	Kings Wren, Ox Lane	Tenterden	-1		-1
03/01754/AS	Dering Lands, Shoreham Lane, St Michaels	Tenterden		-1	-1
Tenterden		Total	11	19	30

01/00697/AS	Clearmount, The Hill, Charing	Charing		2	2
04/00866/AS	Former Eurocharing, School Road	Charing		1	1
06/00015/AS	Brockton Farm Paddock, Vicarage Lane	Charing		1	1
01/00477/AS	The Haven, Canterbury Road	Charing		1	1
06/00300/AS	Pollardsdane, Canterbury Road	Charing	-1		-1
05/00520/AS	Swan Street, Charing Heath Road	Charing		-1	-1
06/01111/AS	Hill Foxes, Stalisfield Church Road	Charing		-1	-1
Charing		Total	-1	3	2

02/01317/AS	Land at Parker Farm, Warehorne Road	Hamstreet	9		9
03/00779/AS	Cypress House, Marsh Road	Hamstreet		3	3
05/00918/AS	Mountain Bungalow, Marsh Road, Hamstreet	Hamstreet		1	1
05/02131/AS	Land South West of Greenholme, Cock Lane, Orlestone	Hamstreet		1	1
06/00308/AS	The Old Grain Store, Warehorne Road	Hamstreet		1	1
Hamstreet		Total	9	6	15

06/00518/AS	Former Oil Depot, Bramble Lane	Wye		28	28
05/01061/AS	1 Church Street	Wye		-2	-2
Wye		Total	0	26	26

TIER 3 SETTLEMENTS

05/01025/AS	The Surgery, Goldwell Close	Aldington	1		1
05/00902/AS	St Martin's Yard (former Lux Traffic Control), Forge Hill	Aldington		4	4
05/01930/AS	Former H M Prison, New Road Hill	Aldington		3	3
98/01343/AS	Pimphurst Barn	Bethersden		1	1
04/00329/AS	Potters Farm, Brissenden Green Lane	Bethersden		1	1

05/00390/AS	Brissenden Green Barn, Brissenden Green Lane	Bethersden		1	1
91/01481/AS	Longscorner Farm	Bethersden		1	1
07/00381/AS	Willow House, Church Hill	Bethersden		-1	-1
05/01512/AS	Oadene Farm, Fridd Lane	Bethersden	1		1
01/01474/AS	Little Standen Barn, Smarden Road	Biddenden		1	1
04/02204/AS	Land to rear of 65-67 Cheeselands	Biddenden	22		22
06/01153/AS	Ashenden Farm, Bell Lane	Biddenden	-1		-1
05/00277/AS	Old Mill Corner, Tenterden Road	Biddenden	-1		-1
05/01705/AS	Land rear of Mill Hatch, Tenterden Road, A262	Biddenden		1	1
99/01351/AS	The Barn, Shalmsford Bridge	Chilham		1	1
00/01458/AS	The Post Office, Lower Lees, Old Wives Lees	Chilham		1	1
01/01070/AS	Land to the South West of, Chilham Fire Station, Taylors Hill	Chilham		1	1
00/01804/AS	Hazelmere & Mervyn Crest, Canterbury Road	Chilham		2	2
02/00765/AS	West Lodge, Hastings Road	Rolvenden	1		1
04/01951/AS	Cedarwood, Frogs Lane	Rolvenden	2		2
05/01605/AS	Rubens Lodge, Sandhurst Lane	Rolvenden	-1		-1
06/01445/AS	9 Rolvenden Hill	Rolvenden	-1		-1
05/00468/AS	Land fronting, Frensham Road at Junction with, Winser Road	Rolvenden		1	1
00/01705/AS	The Old Post Office, 52 High Street	Rolvenden		1	1
06/01509/AS	Pear Tree Cottage, 4 Frensham Road	Rolvenden	1		1
06/01993/AS	Former Fairways Site	Woodchurch	-1		-1
05/00705/AS	95 Front Road	Woodchurch	-1		-1
01/01285/AS	Maywood Stud, Frogs Hole Lane	Woodchurch		1	1
05/00101/AS	Land adj 59 Lower Road	Woodchurch		1	1
05/00706/AS	Plot 1 rear of, 95 Front Road	Woodchurch		1	1
05/01509/AS	Land adj., 59 Lower Road	Woodchurch		1	1
04/01054/AS	93/95 Lower Road	Woodchurch		3	3
05/01739/AS	76 Front Road	Woodchurch		1	1
Tier 3 Settlements			Total	22	27
				49	

OTHER SETTLEMENTS

01/01277/AS	Ford Mill, The Street	Appledore	1		1
05/01236/AS	Orchard Cottage, Faversham Road	Boughton Aluph		-1	-1
04/00344/AS	Handy Stores, Lees Road	Brabourne	3		3
04/00489/AS	Land rear of 2 Granville Villas, The Lees Close	Brabourne		1	1
04/01282/AS	Land adj. Fairhaven, Lees Road	Brabourne		1	1
04/01169/AS	Downside, Canterbury Road	Brabourne		-1	-1
04/00950/AS	Portulecea, Canterbury Road	Challock	3		3
06/02430/AS	Yelland Cottage, Blind Lane	Challock	-1		-1
99/00897/AS	Willow Tree Barn, Cripple Hill	High Halden		1	1
06/00039/AS	Rectory Barn, Greenside	High Halden		1	1
05/00863/AS	Home Farm, Park Drive	Hothfield		2	2
04/02222/AS	High House Farm, Warehorne Road	Kenardington	4		4

06/00157/AS	Cross Cottage, Warehorne Road	Kenardington		1	1
08/00118/AS	Battle Hill Farm, Church Lane	Kenardington		1	1
02/01158/AS	Coldham, Little Chart Forstal	Little Chart		1	1
01/01455/AS	The Stables, Bower Road	Mersham		1	1
06/00914/AS	Lavender Cottage, The Street	Mersham		1	1
03/01023/AS	Coppins Farm, Canterbury Road.	Molash		3	3
05/01648/AS	Poundfield, Rye Road	Newenden	-1		-1
06/01123/AS	Shaw House, Station Road	Pluckley	-1		-1
04/02242/AS	Highfield, Hornash Lane	Shadoxhurst	2		2
04/00590/AS	Land at the end of Molloy Road	Shadoxhurst		2	2
01/00514/AS	Kenilworth Farm, Hornash Lane	Shadoxhurst		1	1
03/01370/AS	Braid Farm, Burnthouse Lane	Smarden		-1	-1
02/01769/AS	Lime Kiln Farm	Smarden	2		2
06/01055/AS	Greenacres, Pound Lane	Smeeth	-1		-1
03/01077/AS	Land SE of Fairview Cottage, Wittersham Road	Stone	1		1
00/01579/AS	The Coach House, The Street	Westwell		1	1
04/00780/AS	The Stables, The Coach House, Gold Hill	Westwell		2	2
Other Settlements		Total		12	17
		GRAND TOTAL		361	566
					927

Appendix 2

Sites with Planning Permission

Table 9 Planning Permissions at 31 March 08 (all sites)

Application Number	Address	Area	Under Construct ion	Not Started	Total
02/00278/AS	OUTLINE Cheesemans Green (East Stour Village) Mersham	Ashford		1100	1100
07/00529/AS	Site 1 comprising of flats 56-91 Eastry Close Stanhope Estate Development, Stanhope Road	Ashford		47	47
06/01875/AS	Sites 8, 9 and 10 Stanhope Estate Development, Stanhope Road, Stanhope	Ashford	41	30	71
07/00134/AS	Site 4 Flats 1 to 36 Otterden Close Stanhope Estate Development, Stanhope Road, Stanhope, Ashford, Kent	Ashford		6	6
06/02098/AS	Sites 3 and 3A Stanhope Estate Development, Stanhope Road, Stanhope	Ashford	22	36	58
07/00042/AS	Site 5 Speldhurst Close Stanhope Estate Development, Stanhope Road, Stanhope	Ashford		3	3
06/01385/AS	Parcel 11 Phase 1B North former Rowcroft and Templer Barracks site, Maidstone Road	Ashford	14		14
02/01565/AS	Former Rowcroft and Templer Barracks site, Templer Way	Ashford		1112	1112
05/02149/AS	Land South of Land Parcel 27 and East of A2070 Park Farm, Hamstreet Bypass	Ashford	120		120
07/02187/AS	Land East of Land Parcel 27 Park Farm, Hamstreet Bypass	Ashford		202	202
01/01155/AS	OUTSTANDING for Land South and Land East of Land Parcel 27, Park Farm, Hamstreet	Ashford		290	290
03/00801/AS, 05/01859/AS, 07/00080/AS, 07/00277/AS, 07/00087/AS	Hillreed Homes - Land of Hoxton Close, Area 9A and 9B, Hoxton Close	Ashford	9	93	102
04/01656/AS	Areas 10 and 11, Singleton Hill	Ashford	32	63	95
06/01501/AS (replaces 03/00697/AS)	Land south of West Street and East Street including 17 and 19, East Street	Ashford		46	46
05/00037/AS	Missenden, Kingsnorth Road	Ashford		7	7
05/00883/AS	Land north of Westchurch House, Godfrey Walk	Ashford		6	6
03/03934/AS - amended by 06/00076/AS	Land off Gordon Close, Henwood	Ashford		25	25
06/02384/AS	Murston Yard, Whitfeld Road	Ashford	5		5

06/02438/AS	Ashford Working Men's Club, 113 Station Road	Ashford	11		11
07/01386/AS	Land rear of 119 to 123, Canterbury Road, Willesborough	Ashford		6	6
07/02202/AS	Crown and Anchor PH, 95 Canterbury Road, Willesborough	Ashford		7	7
05/02030/AS	Land rear of numbers, 24-32 Cudworth Road, Willesborough	Ashford		9	9
05/00683/AS	The Wyvern School, Hythe Road, Willesborough	Ashford		52	52
07/00148/AS	Phoenix Community Primary School, Bybrook Road, Kennington	Ashford		26	26
07/00171/AS	Lorien House, 243 Faversham Road, Kennington	Ashford	5		5
05/00135/AS	Liquid and Life Nightclub, The Flour Mill, East Hill	Ashford		2	2
07/00920/AS	Martin Cottage, 13 Silver Hill Road, Willesborough	Ashford		1	1
04/01921/AS	Singleton Oast, Tithe Barn Lane, Singleton	Ashford	9		9
06/01013/AS	Land South of 11 Sturges Road	Ashford		9	9
06/02376/AS	Hardy House, Somerset Road	Ashford	7		7
05/00698/AS	Land Adj. Rear of 5&7 Kings Avenue	Ashford		12	12
05/00796/AS	Land fronting Wellesley Road, Park Street	Ashford	23		23
03/01098/AS	1, Arden Drive	Ashford		1	1
03/01992/AS	89/91 Lower High Street	Ashford		4	4
03/00742/AS	Methodist Church, Cade Rd	Ashford		1	1
03/01349/AS	Garages, Sprotlands Avenue	Ashford		2	2
03/01984/AS	4 Littlebrook Close	Ashford	1		1
03/02116/AS	Croft Hotel, Canterbury Road	Ashford		4	4
04/01348/AS	281 Hythe Road, Willesborough	Ashford		1	1
04/ 01477/AS	149 Faversham Road, Kennington	Ashford	1		1
04/01313/AS	Land Adj. 30, Hoads Wood Gardens	Ashford	5		5
04/02207/AS	Land adj. Welldene Surgery, 25 Canterbury Road	Ashford		1	1
05/00067/AS	Land adjoining, 6 Hillyfields Road	Ashford	1		1
04/02083/AS	Land to the rear of Maybank, Ulley Road, Kennington	Ashford	1		1
05/00158/AS	39 Queen Street	Ashford		1	1
05/00590/AS	22 Hill View	Ashford	1		1
05/01131/AS	73 Curtis Road	Ashford		1	1
05/01171/AS	14 High Street	Ashford	2		2
05/00724/AS	5 Hillyfields Road	Ashford	1		1
05/01894/AS	33 Lower Vicarage Road	Ashford		1	1
05/02088/AS	27 New Rents	Ashford		1	1
06/00256/AS	32 Park Road North	Ashford	1		1
06/00034/AS	Land rear 143 and 151, Canterbury Road, Willesborough	Ashford	2		2
04/01606/AS	Ambleside, Maidstone Road	Ashford		2	2
06/00644/AS	Land adjacent 2, James Street	Ashford	1		1
06/00885/AS	26 Rising Road	Ashford		2	2

06/00887/AS	27 Earls Avenue, Willesborough	Ashford	1		1
06/00907/AS	Land rear of 44 & 46, Earlsworth Road, Willesborough	Ashford	1		1
06/01051/AS	79 Essella Road	Ashford		1	1
06/01158/AS	Land adj and rear of 5 and 7, Kings Avenue	Ashford		2	2
06/01524/AS	Land adjacent to 209, Godinton Road	Ashford		3	3
06/01547/AS	14 Sturges Road	Ashford	1		1
06/02038/AS	49 Beaver Road	Ashford		1	1
06/02109/AS	22 Albert Road	Ashford	3		3
06/02283/AS	41 Hunter Avenue	Ashford		1	1
06/02424/AS	Land adjoining, 8 Rising Road	Ashford	3		3
07/00048/AS	Rear of 30 and 32 including part of 34, Bentley Road	Ashford	1		1
06/00388/AS	27A Somerset Road	Ashford	1		1
06/01515/AS	45 Somerset Road	Ashford	1		1
06/00108/AS	39 Somerset Road	Ashford		1	1
06/02224/AS	9 Mulberry Road	Ashford	1		1
06/02092/AS	24 Bell Chapel Close	Ashford	1		1
07/00036/AS	Land rear of 409, Canterbury Road, Kennington	Ashford		1	1
07/00359/AS	169 Kingsnorth Road	Ashford		1	1
07/00375/AS	15 Canterbury Road	Ashford		1	1
07/00392/AS	37 Sussex Avenue	Ashford	1		1
07/00442/AS	25b Somerset Road	Ashford		1	1
07/00592/AS	Land adjacent Willow Glen, Lees Road, Willesborough	Ashford		2	2
07/00639/AS	399 Hythe Road, Willesborough	Ashford		1	1
07/00713/AS	8 Hillbrow Lane	Ashford		1	1
07/00918/AS	Weights and Measures Building Rear of, 4-6 Queen Street	Ashford		2	2
07/00998/AS	3 Hampden Road	Ashford		2	2
07/01124/AS	Rear of 30 and 32 including part of 34, Bentley Road, Willesborough	Ashford	1		1
07/01644/AS	13 Canterbury Road	Ashford	1		1
07/02138/AS	20 Silver Hill Road, Willesborough	Ashford		1	1
07/02197/AS	Beds Direct, 1A-1B Norwood Street	Ashford		3	3
07/02017/AS	59 Hardinge Road	Ashford		1	1
07/00684/AS	7 Hamilton Road, Willesborough	Ashford		1	1
07/01254/AS	Doves Funerals, 115 Station Road	Ashford		2	2
07/00367/AS	3 Hillyfields Road	Ashford		1	1
07/02114/AS	29-31 New Rents	Ashford		1	1
07/02112/AS	Units 7&8 Kingfisher Business Centre, Henwood	Ashford		1	1
06/00713/AS and 06/00714/AS	Rear of 119 and 121, Faversham Road, Kennington, Ashford, Kent	Ashford		1	1
07/02045/AS	Rear of 119 and 121, Faversham Road, Kennington	Ashford	1		1
06/02339/AS	Redberry House, 31 Redberry Road	Ashford		1	1
Ashford			Total	333	3246
				3579	

03/01754/AS	Dering Lands, Shoreham Lane	Tenterden	1		1
04/01035/AS	Land adjoining, Little Eastgate, Woodchurch Road	Tenterden	1		1
05/01900/AS	Land rear of, 88A-92A High Street	Tenterden		1	1
03/00028/AS	3 Highbury Lane	Tenterden		-1	-1
05/00371/AS	Huntbourne Farm, Swain Road, St Michaels	Tenterden		1	1
03/02126/AS	Rear of 8/11 East Cross	Tenterden		3	3
03/03937/AS	Land to the rear of 1 East Cross	Tenterden		1	1
04/01387/AS	Land adj. Park Cottage, Willow Tree	Tenterden	1		1
06/02138/AS	Land rear of, 54 Ashford Road	Tenterden	1		1
07/00767/AS	Land rear of 5 and 6, Shoreham Lane	Tenterden	1		1
07/01498/AS	Rose Cottage, Appledore Road	Tenterden		1	1
07/01168/AS	Land north of Westwell House, Rolvenden Road	Tenterden		1	1
07/01253/AS	57 and 59, Ashford Roa	Tenterden		2	2
07/01333/AS	Rose Villa, The Street, Stone	Tenterden	1		1
07/01349/AS	Pauanui, Shoreham Lane	Tenterden		1	1
07/02113/AS	24 Marshalls Land	Tenterden		2	2
07/01056/AS	Mouchak Indian Takeaway, 11 Grange Road	Tenterden		1	1
07/01057/AS	Land to rear of 25 Ashford Road	Tenterden		1	1
06/00371/AS	San Roque, Ashford Road	Tenterden		5	5
03/00140/AS	Builders Merchant Site, Bridewell Lane	Tenterden		9	9
02/01996/AS	Homewood School, Land at Ashford Road, Adjoining Fire Station	Tenterden		8	8
06/02454/AS	Phase 2 Belgar Farm Development, Priory Way	Tenterden		22	22

Tenterden Total 6 58 64

04/00461/AS	Barnfield Farm, Barnfield Road	Charing		2	2
05/00520/AS	Swan Street, Charing Heath Road	Charing	1		1
07/01126/AS	Doctors Surgery, Hither Field	Charing		4	4
04/00984/AS	Banavie, Burleigh Road	Charing	1		1
05/00737/AS	Old Way House, The Hill	Charing	2		2
07/01421/AS	Numbers 7 and 8 Leacon Cottages Westwell Leacon, Leacon Lane	Charing		1	1

Charing Total 4 7 11

07/00483/AS	Land south east and adjacent to Magnolia Cottage, Warehorne Road	Hamstreet		1	1
07/01030/AS	Parker Farm, The Street	Hamstreet		1	1
07/01500/AS	Marsh House, The Street	Hamstreet		1	1

Hamstreet Total 0 3 3

06/00518/AS	Former Oil Depot, Bramble Lane	Wye		29	29
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Wye Total 0 29 29

TIER 3 SETTLEMENTS

07/01620/AS	Strandhurst, Giggers Green Road	Aldington		1	1
05/01930/AS	Former H M Prison, New Road Hill	Aldington	20	47	67
03/01885/AS	Middle Park Farm, Church Lane	Aldington		1	1

06/00213/AS	Little Tiffenden Old Barn, Redbrook Street	Woodchurch		1	1
07/00413/AS	Land adjacent to Chadwicks, Front Road	Woodchurch	1		1
07/00534/AS	Land to the rear of 93 to 95, Lower Road	Woodchurch	1		1
04/00564/AS	Susans Hill Farm, Susans Hill	Woodchurch	2		2
06/01286/AS	62 Front Road	Woodchurch		1	1
07/01673/AS	Ghyll Wood Farm, Susans Hill	Woodchurch	1		1
Woodchurch		Total	9	5	14
Tier 3 Settlements		Total	44	95	139

OTHER SETTLEMENTS

05/01963/AS	Round About Friday, School Road	Appledore		1	1
06/00974/AS	Police House, 80 The Street	Appledore		1	1
07/01015/AS	Land Adjoining Jarvis Hall, Tenterden Road	Appledore	1		1
07/00455/AS	Land Adjoining Jarvis Hall, Tenterden Road, Appledore, Kent	Appledore	1		1
07/01394/AS	Land Adjacent to Bramley House, Bonnington Road	Bilsington	1		1
99/01505/AS	The Barn, Faversham Road, Warren Farm	Boughton Aluph	1		1
08/00190/AS	Carpenders, Faversham Road	Boughton Aluph		2	2
05/01236/AS	Orchard Cottage, Faversham Road	Boughton Aluph	1		1
04/01169/AS	Downside, Canterbury Road	Brabourne	2		2
06/00332/AS	Land adjoining Homeleigh, Canterbury Road	Brabourne		3	3
02/01433/AS	Land adjoining 2 Prospect Way	Brabourne	1		1
03/02090/AS	Land adjoining Westdown Cottage, Nats Lane	Brook		1	1
07/01012/AS	Land West of Loxwood, Green Lane	Challock	2		2
07/01770/AS	Land West of Loxwood, Green Lane	Challock	1		1
07/01437/AS	Wood Dene, Canterbury Road	Challock		1	1
07/01415/AS	Coombs Farm, Church Lane	Challock		2	2
06/00398/AS	Good Intent Cottages, Stonebridge Green Road	Egerton	1		1
06/01474/AS	Appleberry House, Coach Road	Egerton	1		1
07/01527/AS	Yardhurst Farm, Daniels Water	Great Chart		1	1
05/00015/AS	Land of Junction of Chart Road & Mock Lane	Great Chart		4	4
05/02118/AS	Purchase Farm, Goldwell Lane	Great Chart	1		1
05/01265/AS	Land at junction of Chart Road, and Mock Lane	Great Chart		1	1
05/01191/AS	The Barn, Purchase Farm, Goldwell Lane	Great Chart	1		1
05/01654/AS	Yeomans, The Street	Great Chart		1	1
03/01073/AS	The Barn, Worten Road	Great Chart	1		1
03/00287/AS	The Black Barn, Ashford Rd	Great Chart		1	1
05/01522/AS	Coombe Manor, Big Coombe	Hastingleigh	1		1
02/01865/AS	Pillreed Lodge, Plurenden Lane	High Halden		6	6
06/00976/AS	Cherry Tree Farm	High Halden	1		1
07/01140/AS	Rowans, Ashford Road	High Halden	1		1

01/01608/AS	Lodgelands, Harbourne Lane	High Halden	1		1
06/01048/AS	High House Oast, Warehorne Road	Kenardington	1		1
06/00638/AS	High House Nursery, Warehorne Road	Kenardington		1	1
06/01772/AS	Taylor Farm House, Bond Lane	Kingsnorth		2	2
08/00012/AS	Hookstead, Steeds Lane	Kingsnorth		1	1
07/01097/AS	Old Mumford, Bond Lane	Kingsnorth		1	1
03/00899/AS	Land 60m East of, Post Office Store Kingsnorth, Church Hill	Kingsnorth		1	1
05/00555/AS	Land adjoining Kingsnorth Chapel rear of 5 & 6, South Lea	Kingsnorth	2		2
05/02146/AS	Land adjoining Witchwood, Bower Road	Mersham	1		1
04/00354/AS	Mitchells House, Kingsford Street	Mersham		1	1
06/00637/AS	Poundfield, Rye Road	Newenden	1		1
05/00234/AS	Malmains Manor Barn	Pluckley		1	1
07/00434/AS	Kia Ora, Bromley Green Road	Ruckinge		1	1
04/00496/AS	Land adjoining, Clarkeswood, Hornash Lane	Shadoxhurst		1	1
07/00787/AS	Former Fairways Site, Woodchurch Road	Shadoxhurst		1	1
04/00590/AS	Land at the end of Molloy Road	Shadoxhurst	2	4	6
06/00876/AS	Land 4m West of the Glen, Nickley Wood Road	Shadoxhurst		1	1
01/01079/AS	Denne Manor, Denne Manor Lane	Shottenden	1		1
04/01841/AS	Grigsby Farm, Biddenden Road	Smarden		1	1
05/01588/AS	Hadman Place, Smarden Bell Road	Smarden	2		2
05/00545/AS	Tilden Barn, Tilden Chapel Lane	Smarden	1		1
07/00131/AS	Barn North East of Hadmans Place, Bell Lane	Smarden	1		1
06 /00591/AS	Barn East of Hadmans Place, Bell Lane	Smarden	1		1
06/01783/AS	Snughorne Farm, Bell Lane	Smarden		1	1
03/00246/AS	Biddenden Green Farm, Lewd Lane	Smarden	1		1
04/01151/AS	Romden Farm, Romden Road	Smarden	1		1
07/00949/AS	Great Omenden Farm	Smarden	1		1
06/02067/AS	Land East of 10-12 Calland	Smeeth		11	11
07/00510/AS	Barrowsland Farm, Ebony Road	Stone		1	1
05/00317/AS	Ramsden Farm, Ebony	Stone		1	1
07/00820/AS	Coldharbour Farm Barn, Knock Hill	Stone		1	1
06/02204/AS	Ham Mill Farm, Ashford Road	Warehorne		4	4
04/00031/AS	Periton Cottage, Eastwell Lane	Westwell	1		1
03/02098/AS	Hunts Hill Barn, Moons Green	Wittersham	1		1
07/01532/AS	Lordings Oast	Wittersham		2	2
05/02137/AS	Rugden, Moons Green	Wittersham	1		1
04/01857/AS	Land at rear of, Woodlands View	Wittersham		27	27
03/00527/AS	Lordings Barn, Peening Quarter	Wittersham	1		1
Other Settlements		Total	40	90	130
GRAND TOTAL			427	3528	3955

Appendix 3

Sites of 25 dwellings (net) and above with planning permissions at 31 March 2008

Application Number	Address	Area	Not Started	Delivery comment based on December 09 monitoring
07/00529/AS	Site 1 comprising of flats 56-91 Eastry Close Stanhope Estate Development, Stanhope Road	Ashford	47	Reserved Matters Application to provide 47 residential housing and flats. At Dec 09 construction has not started but it is anticipated that the site will be completed by 2013/14. Proposed Phasing: 2008/9 - 2013/14: 47 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
06/01875/AS	Sites 8, 9 and 10 Stanhope Estate Development, Stanhope Road, Stanhope	Ashford	30	Work on sites 8 and 9 is complete, providing 45 flats and houses for rent and private sale. The existing flats on Site10 have been demolished in readiness for development. Proposed Phasing: 2008/9 - 2013/14: 30 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
06/02098/AS	Sites 3 and 3A Stanhope Estate Development, Stanhope Road, Stanhope	Ashford	36	Dwellings have been completed by Dec 09. Proposed Phasing: 2008/9 - 2013/14: 36 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
02/01565/AS	Former Rowcroft and Templer Barracks site, Templer Way	Ashford	1112	221 dwellings complete and occupied (Phases 1A, 1B and 1C) Work now stopped with exception of 23 flats over new Waitrose store. Recent interest in progressing further phases south side. Proposed Phasing: 2008/9 - 2013/14: 590 dwellings 2014/15 - 2018/19: 522 dwellings 2019/20 – 2021: 0 dwellings
01/01155/AS	OUTSTANDING for Land South and Land East of Land Parcel 27, Park Farm, Hamstreet	Ashford	288	Dwellings have been completed by Dec 09. Proposed Phasing: 2008/9 - 2013/14: 288 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings

03/00801/AS, 05/01859/AS, 07/00080/AS, 07/00277/AS, 07/00087/AS	Hillreed Homes - Land of Hoxton Close, Area 9A and 9B, Hoxton Close			270 dwellings complete and 44 under construction at Dec 09 Areas 9A, 9B and 9C. Proposed Phasing: 2008/9 - 2013/14: 93 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
		Ashford	93	
04/01656/AS	Areas 10 and 11, Singleton Hill			184 dwellings on the site have been completed by Dec 09. Proposed Phasing: 2008/9 - 2013/14: 63 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
		Ashford	63	
06/01501/AS (replaces 03/00697/AS)	Land south of West Street and East Street including 17 and 19, East Street			46 residential flats are under construction at Dec 09. Proposed Phasing: 2008/9 - 2013/14: 46 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
		Ashford	46	
02/00278/AS	OUTLINE Cheesemans Green (East Stour Village) Mersham			Planning permission granted in Jan 06. Reserved matters decision for Phase 1 of 43 dwellings issued in August 09. Long term development phased over many years Proposed Phasing: 2008/9 - 2013/14: 190 dwellings 2014/15 - 2018/19: 710 dwellings 2019/20 – 2021: 200 dwellings
		Ashford	1100	
03/03934/AS - amended by 06/00076/AS	Land off Gordon Close, Henwood			No progress on site at Dec 09 but it is anticipated that the site will be completed by 2013/14. Proposed Phasing: 2008/9 - 2013/14: 25 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
		Ashford	25	
05/00683/AS	The Wyvern School, Hythe Road, Willesborough			A reserved matters application for approval relating to the residential redevelopment of the grounds and buildings comprising the former Wyvern School for a proposed development of 52 residential units has been received by the council and is currently under consideration. Proposed Phasing: 2008/9 - 2013/14: 52 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
		Ashford	52	
07/00148/AS	Phoenix Community Primary School, Bybrook Road, Kennington			Considering alternative form of housing such as care home. Assumed scheme deferred to 2014 onwards. Proposed Phasing:
		Ashford	26	

				2008/9 - 2013/14: 0 dwellings 2014/15 - 2018/19: 26 dwellings 2019/20 – 2021: 0 dwellings
06/00518/AS	Former Oil Depot, Bramble Lane			32 dwellings complete with remainder of site under construction Proposed Phasing: 2008/9 - 2013/14: 29 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
		Wye	29	
05/01930/AS	Former H M Prison, New Road Hill			35 dwellings completed with further 15 under construction. Proposed Phasing: 2008/9 - 2013/14: 47 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
		Aldington	47	
04/01857/AS	Land at rear of, Woodlands View			No progress on site at Dec 09 but it is anticipated that the site will be completed by 2013/14. Proposed Phasing: 2008/9 - 2013/14: 27 dwellings 2014/15 - 2018/19: 0 dwellings 2019/20 – 2021: 0 dwellings
		Wittersham	27	
TOTAL			3021	

Summary of Proposed Phasing:
2008/9 - 2013/14: 1563 dwellings
2014/15 - 2018/19: 1258 dwellings
2019/20 – 2021: <u>200 dwellings</u>
3021 dwellings

Opportunity site analysis forms and location plans